

Appendices to Proof of Evidence of Ben Pycroft
re: 5 Year Housing Land Supply

For Boningale Developments Ltd | 26-047

Outline planning application for a mixed use development including up to 800 dwellings and a care home of up to 80 units – Patshull Road, Albrighton, Shropshire

LPA refs: 24/02108/OUT & 20/03479/REF, PINS ref: 6007402

Appendices (bound separately)

Appendix EP2 - Evidence provided by Braintree Council in support of category b) sites

Appendix EP3 - Evidence provided by South Oxfordshire Council in support of category b) sites

Appendix EP4 - Evidence provided by West Oxfordshire Council in support of category b) sites

Appendix EP5 – Information relating to But Lane



EP2

Braintree District Monitoring Report 2018

Addendum to the Monitoring Report:

Subject:

Five Year Housing Supply 2018-2023



11 April 2019

From: [Carpenter, Kathy](#)
To: [Laura Dudley-Smith](#)
Subject: RE: Request for information forecast development Land south of The Limes Gosfield
Date: 04 December 2018 10:02:00

Many thanks for your help, I think I can take it from here.
Best wishes,
Kathy

From: Laura Dudley-Smith
Sent: 03 December 2018 17:35
To: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Cc: James Firth
Subject: RE: Request for information forecast development Land south of The Limes Gosfield

Dear Kathryn,

The land at Gosfield is no longer owned by Marden Homes Ltd. We are now acting on the site on behalf of it's new owner, Chelsteen Homes. The contact there is Bill Poulton.

A revised planning application has been submitted to BDC for consideration. There are no significant issues that have been identified however that should present delay to delivery should the revised application be determined favourably.

Please let me know if you would like us to complete a revised form in this regard.

Laura

Laura Dudley-Smith
Strutt & Parker

From: Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]
Sent: 30 November 2018 17:38
To: Laura Dudley-Smith
Subject: Request for information forecast development Land south of The Limes Gosfield
Importance: High

Dear Laura,
Please see the attached file. Braintree District Council needs to check information the anticipated timing of completions on the above site, as part of work on checking the deliverable housing land supply in the District. Our records show that you were the contact for the development; could you please advise on the site or provide contact details for someone who can confirm?
Kind regards,

Kathryn Carpenter
Senior Planning Officer

Please return forms by Friday 7th December 2018



Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to planningpolicy@braintree.gov.uk or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development & Planning Manager
Organisation:	Bellway Homes Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 38 Land east of Sudbury Road Halstead
Planning application reference(s):	BTE/17/0705

Is the site:

Owned by Developer ☒

Site Actively
being marketed ☐

Sale to developer
under negotiation ☐

Site not actively
being marketed ☐

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Full application submitted for 218 homes BTE/18/01749, agent jennifer.carroll@struttandparker.com

Site Progress cont.. HALSTEAD

Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted <i>FULL APPLICATION SUBMITTED</i>
Details of Discharge of conditions status: submitted	Submitted November 2018; Building Regs Initial Notice (NHBC) submitted
Information on Constraints: Actions needed before completions can be achieved	<i>PLANNING APPROVAL AND COMMENCEMENT OF BUILD.</i>
Access/transport:	<i>ACCESS POINTS AGREED AT OUTLINE APPROVAL</i>
Ground conditions/ contamination:	<i>FARM LAND NO CONTAMINATION EXPECTED.</i>
Drainage (SUDS, flood prevention etc):	<i>APPLICATION WITH FULL PLANNING SUBMISSION</i>
Land ownership:	<i>BELLWAY HOMES.</i>
Other constraints (describe), including market:	<i>N/A.</i>

Total/estimated total site capacity	205 <i>OUTLINE</i>
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	205
Forecast completions Year 1: April 2018/March 2019	<i>0</i>
Forecast completions Year 2: April 2019/March 2020	<i>20</i>
Forecast completions Year 3: April 2020/March 2021	<i>70</i>
Forecast completions Year 4: April 2021/March 2022	<i>70</i>
Forecast completions Year 5: April 2022/March 2023	<i>58</i>

218 FULL APPLICATION

Other developer/site promoter/landowner comments	
(Internal use)	Outline permission for 205 also included site for a care home; whereas this is omitted from the full application for 218 - i.e. supply may exceed the 205 indicated as at March 2018

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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From: [Wilde, Mathew](#)
To: [Carpenter, Kathy](#)
Subject: FW: 18/60196/PREAPP Land north East of Inworth Road
Date: 05 February 2019 14:23:41
Attachments: [image001.gif](#)

FYI

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

☎ 01376 552525 Ext. 2512 | www.braintree.gov.uk | ✉ mawil@braintree.gov.uk

From: Catherine Williams **Sent:** 05 February 2019 2:21 PM
To: Wilde, Mathew <Mathew.Wilde@braintree.gov.uk>
Subject: RE: 18/60196/PREAPP Land north East of Inworth Road

Mathew,

In terms of start on site:

- Infrastructure to commence late summer 2019
- With an anticipated build rate of 50 per year we would expect to have 150 completions by April 2023.

Regards,

Catherine Williams BA(Hons) MA MRTPI
Associate Director
Planning

Savills, 33 Margaret Street, London, W1G 0JD
Tel

Email

Website : www.savills.co.uk



Before printing, think about the environment

From: Wilde, Mathew [<mailto:Mathew.Wilde@braintree.gov.uk>]

Sent: 28 January 2019 9:59 AM

To: Catherine Williams

Subject: 18/60196/PREAPP Land north East of Inworth Road

Hi Catherine,

Thank you for our meeting on Friday. I have asked Lee to go through the boundary treatment plan with me this week so I will provide comments on this shortly.

In terms of the coloured block plan, please may I have an electronic copy of this?

I have also been asked if I could get some confirmation in writing from you in respect to timescales for the REM submission? And when roughly will works commence?

Could you also please give an indication if possible please?:

- If the site will start to produce completions before April 2023
- View of expected development rates - how many of the 165 are expected to be completed by April 2023?

Many thanks in advance for your help.

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to **planningpolicy@braintree.gov.uk** or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Matthew Wood, agent Phase 2 Planning and Development
Position:	Principal Planner
Organisation:	CALA Homes (North Home Counties) Ltd
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Station Field, Land W of Kelvedon Station Station Rd (Monks Farm) Kelvedon
Planning application reference(s):	Site 041 BTE/17/0418

Is the site:

Owned by Developer ☒ Site Actively being marketed ☐

Sale to developer under negotiation ☐ Site not actively being marketed ☐

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes, subject to RM approval
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	RM to be submitted early 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	RM to be submitted early 2019
Details of Discharge of conditions status: submitted	Condition submissions to be made early 2019
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	Access approved at outline stage.
Ground conditions/ contamination:	Agricultural land.
Drainage (SUDS, flood prevention etc):	SUDS system to be included within Reserved Matters application.
Land ownership:	CALA Group
Other constraints (describe), including market:	

Total/estimated total site capacity	250
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	250
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	50
Forecast completions Year 3: April 2020/March 2021	50
Forecast completions Year 4: April 2021/March 2022	50
Forecast completions Year 5: April 2022/March 2023	50

Other developer/site promoter/landowner comments	
(Internal use)	As condition of the outline permission dated October 2017, reserved matters application for first phase must be submitted by October 2019 (i.e. within 2 years)

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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From: [Heather Organ](#)
To: [Carpenter, Kathy](#)
Subject: RE: Development site at land at Ashen Road Ridgewell
Date: 13 March 2019 15:13:14
Attachments: [~WRD000.jpg](#)
[image001.png](#)

Dear Kathryn,

We intend to be in a position to submit an application for planning shortly - in late March or early April 2019. Assuming we are successful I would anticipate completion of the whole site in the first quarter of 2021 based on our clients current aspirations.

I am unable to provide the name of the developer at this time but I trust the above information answers your main queries.

Kind Regards,
Heather.

Heather Organ BSc Architecture

Heather



From: Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>
Sent: 13 March 2019 11:51
To: Heather Organ <[REDACTED]>
Subject: Development site at land at Ashen Road Ridgewell
Importance: High

Dear Heather Organ,

We spoke on the telephone recently, when I was enquiring about whether this above site is coming forward for development in the next few years, as you acted as agent for a Mr J Williams in a 2018 pre application, following the sale of the site by the landowner to a developer. The site currently has the benefit of an extant outline permission and is shown as a draft allocation in the emerging Draft Braintree District Local Plan. You kindly provided me with a verbal response, confirming that the site is now owned by a developer, and that a detailed planning application is being drawn up for submission (in 2019?) following on from the pre-application consideration.

Could I please ask if you could provide this confirmation in writing for us – by e-mail response would be fine? If possible, as well as confirming whether the site is expected to start to produce completions by April 2023, any information would be helpful if available on expected estimated timescales for submission of the planning application, start on site, and expected number of dwellings by year –
April 2019/March 2020 (I assume that will be 0)

April 2020/March 2021
April 2021/March 2022, and
April 2022/March 2023.

If you are able to confirm the name of the developer that would also be helpful.

Kind regards,

Kathryn Carpenter

Senior Planning Officer

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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PART A Developer/Promoter Details

Contact Name:	Stuart Williamson agent Amec Foster Wheeler
Position:	
Organisation:	The Hunt Property Trust
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Land rear of Halstead Road Earls Colne
Planning application reference(s):	BTE/15/1580

Is the site:

Owned by Developer ☐

Site Actively
being marketed ☐

Sale to developer
under negotiation ☒

Site not actively
being marketed ☐

PART C Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	JULY 2019
Details of Discharge of conditions status: submitted	NONE TO DATE
Information on Constraints: Actions needed before completions can be achieved	NONE BEYOND USUAL
Access/transport:	(Access Reserved ie approved)
Ground conditions/ contamination:	Further investigations per outline
Drainage (SUDS, flood prevention etc):	" " "
Land ownership:	-
Other constraints (describe), including market:	-

Total/estimated total site capacity	80
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	80
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	25
Forecast completions Year 3: April 2020/March 2021	55
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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From: [Conan Farningham](#)
To: [Carpenter, Kathy](#)
Cc: [Havers, Timothy](#); [Banks, Natalie](#); [Alice Patchett](#)
Subject: Silver End/Conrad Rd
Date: 01 March 2019 11:00:51
Attachments: [image001.png](#)
[image002.jpg](#)

Morning,

I would advise the following for Conrad Road, Witham (Southfields):

- . We have submitted the application and awaiting for further timescales etc
- . Yes, this scheme along with Silver End are key to delivering our Homes England Programme and overall targets
- . Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 0
April 2020/March 2021: 21
April 2021/March 2022: 67
April 2022/March 2023: 36
April 2023/March 2024: 26

Please be advised that we are currently programming the S106 units to be delivered April 21/22 hence the spike in completions.

Regards,

Conan

Conan Farningham
Head of Land and Planning

Sanctuary Group

Office: 02088261598

Email:



From: Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]
Sent: 28 February 2019 15:44
To: Conan Farningham
Subject: RE: Silver End
Importance: High

Dear Conan – thank you very much for your prompt response. Could I please ask, are you able to provide me with the equivalent information in respect of Conrad Road Witham, which I believe you know as Southfields?

Kind regards,
Kathy Carpenter

Kathryn Carpenter
Senior Planning Officer
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB
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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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PART A Developer/Promoter Details

Contact Name:	Stephen M Clark
Position:	Chief Executive
Organisation:	Churchmanor Estates plc
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 050 Land south of Maltings Lane Witham
Planning application reference(s):	BTE/12/1071

Is the site:

Owned by Developer ☐

Site Actively
being marketed ☐

Sale to developer
under negotiation ☐

Site not actively
being marketed ☒

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	See below

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	Need a mini Masterplan to deal with housing/neighbourhood shops and public open space

Total/estimated total site capacity	268
Dwellings built as at 31 March 2018	205
Outstanding capacity as at 31 March 2018	63
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	
Forecast completions Year 3: April 2020/March 2021	
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	Current discussions with LPA case officer Neil Jones to combine this application with the provision of Neighbourhood Shops
(Internal use)	Discussions with LPA taking place on proposed mixed use development on remaining, final phase of largely completed strategic site (Land south of Maltings Lane)

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

PART A Developer/Promoter Details

Contact Name:	Kevin Coleman, agent Phase 2 Planning & Development Ltd
Position:	Mersea Homes Ltd And Hills Residential Ltd
Organisation:	
E-mail Address:	
Telephone Number:	

PART B Site Details (please use separate form for each site)

Site Address/Location:	Site 52 Land West of Panfield Lane Braintree
Planning application reference(s):	BTE/15/1319

Is the site:

Owned by Developer	☐	Site Actively being marketed	☐
Sale to developer under negotiation	☒	Site not actively being marketed	☐

PART C Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Without permission; adopted Local Plan Allocation, hybrid application for: 411 homes outline; plus 189 homes full
Update on Planning Status:	Planning application planned to be put before Planning Committee Spring 2019

Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	Hybrid application submitted
Details of Discharge of conditions status: submitted	
Information on Constraints: Actions needed before completions can be achieved	
Access/transport:	
Ground conditions/ contamination:	
Drainage (SUDS, flood prevention etc):	
Land ownership:	
Other constraints (describe), including market:	

Total/estimated total site capacity	600
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	600
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	0
Forecast completions Year 3: April 2020/March 2021	25
Forecast completions Year 4: April 2021/March 2022	100
Forecast completions Year 5: April 2022/March 2023	100

Other developer/site promoter/landowner comments	Assumed programme is for infrastructure start on site before the end of 2019, residential development starting in 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter. Assuming of course that we actually get planning permission 1st half of 2019.
(Internal use)	

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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EP3

Smith, Nicola

From: Dawn Brodie [REDACTED]
Sent: 16 April 2021 16:38
To: Bowerman, Emma
Subject: RE: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

Sorry Emma,

I was trying to speak to the client.

Yes please use the latest delivery information we provided you with. In terms of pre-app we don't really have an issue advising that you are aware that we are progressing the reserved matters application despite the outline having not quite been issued yet.

In terms of the time limit extension, I am hopeful that the final matters will be tidied up and agreed well in advance of this date however, to allow for some slippage I am happy to agree this date on behalf of my client. Of course, the sooner we can get this issued the better from our point of view!

Many thanks and have a good weekend.

Dawn

Dawn Brodie
Associate Director
Planning

Savills, Wytham Court, 11 West Way, Oxford OX2 0QL



Tel [REDACTED]



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From: Bowerman, Emma [mailto:Emma.Bowerman@southandvale.gov.uk]
Sent: 16 April 2021 16:26
To: Dawn Brodie <[REDACTED]>
Subject: FW: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Dawn

I have worked through the info we have and I can see that you already responded to us on delivery (attached). So sorry to have asked again. I will suggest we increase delivery rates to 30 in 2024/25 and 30 2025/26 as per your email on 8 March 2021.

I would be grateful for a response to the other two matters.

With kind regards

Emma

Emma Bowerman
Principal Major Applications Officer
Planning
South Oxfordshire and Vale of White Horse District Councils
Direct dial: 07717 150603
Email: emma.bowerman@southandvale.gov.uk
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Due to the Coronavirus outbreak our offices continue to be closed, therefore we are all working remotely. Due to the current circumstances our responses will take longer. Your patience is appreciated.

From: Bowerman, Emma
Sent: 16 April 2021 11:31
To: Dawn Brodie [REDACTED]
Subject: RE: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

Many thanks Dawn – I will get this over to my manager for final sign off so if there is anything to resolve, we can do this before the S106 is complete.

I also had a quick query in terms of the delivery of this site, as we have an appeal coming up where our five year land supply is being challenged and this is one of the sites where the Appellant is questioning delivery – extract below from their proof (attached):

- a) **Site: 1929 Benson NDP: Site BEN 2 (52 dwellings).**
- 5.2 This Site was allocated in Benson NDP and the outline application has remained undetermined since 2017 (P17/S3952/O)
- 5.3 The Council's trajectory is based on developer's delivery intentions.
Appellants Commentary
- 5.4 No Planning Permission has been granted. The target date for decision 20th April 2018 and there is no activity recorded on the application since 2018.
- 5.5 Reduce supply by 52 dwellings.

The council's housing land supply statement has this site down as delivering 26 homes in 2023/24 and 26 homes in 2024/25 and it states that this trajectory is based on the developers delivery intentions. Can you please confirm that this still accords with your expected delivery rates?

Also, I thought it might be prudent for us to agree a new target decision date for P17/S3952/O, to reflect the timeframes that we are working towards to complete the S106 and grant outline planning permission. Can you please agree to extend the target decision date for P17/S3952/O to 1 June 2021?

And finally, would it be acceptable to you / your client for the council to refer to the fact that we have engaged in pre-application discussions for the subsequent Reserved Matters application? We would not need to attach our pre-application response, which at the moment is retained as confidential, but will be publicly available when a Reserved Matters application is submitted. It would simply involve referring to the dates of your pre-application request.

I would be grateful if you could get back to me on these three matters as soon as possible due to the tight timeframes involved in the appeal.

Kind regards

Smith, Nicola

From: [REDACTED]
Sent: 12 March 2021 11:52
To: Mircheva, Yoanna
Cc: Sandith, Richard
Subject: FW: Site delivery information

Morning Yoanna

Please see below a completed housing trajectory for Newnham Manor (highlighted in yellow).

Kind regards

Arron Twamley BA (Hons) Dip TP MRTPI
Director ATP Ltd

Paddock Barn, Buckland, Oxfordshire, SN7 8PY



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From: Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>
Sent: 01 March 2021 15:29
To: [REDACTED]
Cc: Sandith, Richard <richard.sandith@southandvale.gov.uk>
Subject: Site delivery information

Dear Arron

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land to the south of Newnham Manor, Crowmarsh Gifford Planning reference P16/S3852/FUL.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed	0	30	40	30	x		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

We anticipate the planning application will be taken back to planning committee late spring and the completion of the S106 shortly thereafter. Although a hybrid planning application the housing will benefit from full planning consent.

- estimated timeframes for progressing discharge of conditions;

We would ensure the planning conditions are submitted for determination by SODC within the Summer 2021

- estimated timeframes for progressing the signing of S106;

Completion by early Summer 2021

- site preparation or whether the site is under construction, and if so the number of completions;

n/a

- whether there is a developer(s) on board;

The applicant is the developer.

- is the site being marketed; and/or

n/a

- any site constraints that could impact the delivery of the site.

None.

- If applicable, how many self-build or custom build plots will be provided on the site.

None.

- If applicable, how many gypsy and traveller pitches will be provided on the site.

None.

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva
Enquires Officer/ Assistant Planning Officer
Planning Policy
South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk

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Thank you for your understanding.

Smith, Nicola

From: Grant Williams [REDACTED]
Sent: 15 April 2021 15:12
To: Moule, Phil
Cc: Jason Cross; Moss, Lisa; Scotting, Cathie
Subject: RE: 17S19 - Land north east of Didcot - P15/S2902/O

Hi Phil,

Keeping well thanks.

Based on current information and assumed run rate, the following applies.
This will be updated on a regular basis in line with occupations which we submit.

- **Completions to date: 45**
- **Completions by End of 2021: 95**
- **Completions by End of 2022: 173**
- **Completions by End of 2023: 251**
- **Completions by End of 2024: 330**
- **Completions by End of 2025: 408**

Kind Regards,

Grant Williams
Engineer

t. [REDACTED]



The Spirella Building, Bridge Road, Letchworth Garden City, SG6 4ET

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From: Moule, Phil <Phil.Moule@southandvale.gov.uk>
Sent: 15 April 2021 14:04
To: Grant Williams [REDACTED]
Cc: Jason Cross [REDACTED]; Moss, Lisa <lisa.moss@southandvale.gov.uk>; Scotting, Cathie <Cathie.Scotting@southandvale.gov.uk>
Subject: FW: 17S19 - Land north east of Didcot - P15/S2902/O
Importance: High

Hi Grant,

Hope you are well.

In addition to the number of completions to date, please could you provide the projected completions over the next 5 years. The most recent information we have for (Croudace) Didcot NE is shown below, but I do not think this can be correct as (i) you have completions already and (ii) you will have projected completions between now and 2024/2025.

Land Suppl	Site Name	Settlement (parish)	Major or	Detailed permis sion in	Outlin plann
1009	Land to the North East of Didcot	Didcot	Major	No	P15

If you could provide your projected completions that would be greatly appreciated. It is needed for a report, so if you could advise by Monday that would be great.

Many thanks in advance,

Phil

Phil Moule MRTPI
Principal Major Applications Officer
South Oxfordshire District Council and Vale of White District Council
Tel: 01235 422600
Email: phil.moule@southandvale.gov.uk
Visit us at www.southoxon.gov.uk and www.whitehorsedc.gov.uk

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From: Grant Williams <[REDACTED]>
Sent: 24 March 2021 16:55
To: Moss, Lisa <lisa.moss@southandvale.gov.uk>
Cc: Jason Cross <[REDACTED]>; Ken Armstrong <[REDACTED]>
Subject: RE: 17S19 - Land north east of Didcot - P15/S2902/O

Hi Lisa,

Just wanted to confirm with our Sales Director.

Smith, Nicola

From: Emily Ford <[REDACTED]>
Sent: 09 March 2021 09:03
To: Mircheva, Yoanna
Cc: Ben Stephenson; Sam Gammon
Subject: RE: Site delivery information

Categories: Green Category

Dear Yoanna

Further to your email below, I am pleased to provide the following information in respect of projected delivery on the Homes England land at Didcot Gateway South.

Year	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
No. of dwellings completed			38	53	53	144

The above is based on an outline planning application being submitted in Spring 2021, with consent secured in October 2021. Homes England are anticipating tendering for delivery partners in 2021 with a developer to be appointed in May/June 2022. Reserved matters applications are anticipated during 2022, with consent secured by early 2023. On that basis, construction is anticipated to start in Spring 2023.

I trust this assists. Please do not hesitate to contact me if any further information would be of use.

Kind regards,

Emily Ford

Senior Planner



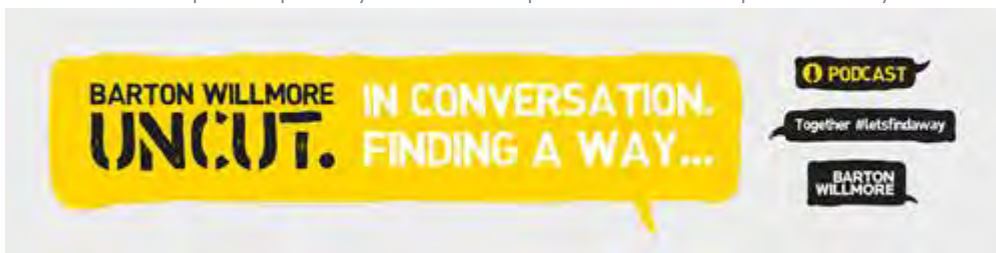
DDI: [REDACTED]

The Blade, Abbey Square, Reading, Berkshire, RG1 3BE

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From: Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>
Sent: 08 March 2021 15:05
To: Emily Ford <[REDACTED]>
Subject: FW: Site delivery information
Importance: High

Dear Emily,

Smith, Nicola

From: Colin Campbell [REDACTED]
Sent: 12 March 2021 10:45
To: Mircheva, Yoanna
Subject: RE: Site delivery information

Yoanna

Please see below

Regards

Colin

Colin Campbell
Head of Planning



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From: Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>
Sent: 08 March 2021 13:40
To: Colin Campbell [REDACTED]
Subject: FW: Site delivery information
Importance: High

Dear Colin,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

Yoanna Mircheva
Enquires Officer/ Assistant Planning Officer
Planning Policy
South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk
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Please be aware that some of our staff may be redeployed to other roles where necessary to assist and deal with the Coronavirus outbreak.

Thank you for your understanding.

From: Mircheva, Yoanna
Sent: 01 March 2021 15:34
To: Colin Campbell <[REDACTED]>
Cc: Sandith, Richard <Richard.Sandith@southandvale.gov.uk>
Subject: Site delivery information

Dear Colin

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land West of Marley Lane, Chalgrove. Planning reference P17/S0094/O.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed		70	70	60			

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications; **RM's approved March 2021**
- estimated timeframes for progressing discharge of conditions; **pre-comm conditions discharged April**
- estimated timeframes for progressing the signing of S106; **n/a**
- site preparation or whether the site is under construction, and if so the number of completions; **n/a**
- whether there is a developer(s) on board; **agreement in place to sell to Ridgpoint Homes who have RM's submitted**
- is the site being marketed; and/or **see above**
- any site constraints that could impact the delivery of the site. **no**
- If applicable, how many self-build or custom build plots will be provided on the site. **none**
- If applicable, how many gypsy and traveller pitches will be provided on the site. **none**

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva
Enquires Officer/ Assistant Planning Officer
 Planning Policy
 South Oxfordshire and Vale of White Horse District Councils

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Thank you for your understanding.

Scotting, Cathie

From: Eastwood, Stephanie (Avison Young - UK)
Sent: 12 March 2021 12:58
To: Mircheva, Yoanna
Cc: Gardner, Robert (Avison Young - UK); Ward, Louisa (Avison Young - UK)
Subject: FW: Site delivery information - OBU Wheatley Campus

Hi Yoanna

I hope you are well.

Further to your email below we have reviewed the housing delivery trajectory for the Wheatley Campus site following the outcome of the appeal in April last year based on what we consider to be reasonable assumptions from the information currently available, noting that my client will be disposing of the site to a developer to construct and deliver the scheme.

Please see below our updated housing trajectory:

2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
-	-	76	92	92	92	92	56

CBRE has been appointed by the University to market and dispose of the site. It expects formal marketing to commence in late spring and for the sale of the site to be completed by the end of the summer this year. However, there is already significant interest in the site from multiple house builders.

We would assume that a lead in of c. 16 months be allowed for the approval of reserved matters and discharge of pre-commencement conditions in relation to the first phase of development by the housebuilder before a start on site in around December 2022. Following site preparation, it is anticipated that the first dwelling could then be complete and occupied by around June 2023.

The trajectory is based on the assumption that development will commence in two phases on the areas of the site where there are no significant existing University buildings that would need to be demolished whilst the University continues to occupy certain buildings within the centre of the site in the short-term. The University would vacate the small number of buildings that it continues to occupy in the main body of the campus and demolition works would take place whilst the initial phases of development are under construction and subsequent phases of development would follow.

At this stage, it is anticipated that there would be two sales outlets on site. It is expected that these would each deliver approx. 2.5 market sales per month (i.e. 60 dwellings per annum across the two outlets). As affordable housing would be pepper-potted through the site and be built out contiguously with the private sale dwellings. We assume that an additional approx. 32 affordable dwellings per annum would be delivered based on the proportion of affordable housing secured as part of the consent (34.5%). This would give a total annual delivery rate of c. 92 dwellings (in a full year) as set out above.

Hopefully this is of assistance and is all clear, however, please let us know if you have any queries.

Many thanks,

Steph

Stephanie Eastwood
Associate Director


3 Brindleyplace, Birmingham, B1 2JB

From: Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>

Sent: 01 March 2021 17:00

To: Eastwood, Stephanie (Avison Young - UK) [REDACTED]; Gardner, Robert (Avison Young - UK) [REDACTED]

Cc: Sandith, Richard <richard.sandith@southandvale.gov.uk>

Subject: Site delivery information

External Sender

Dear Stephanie and Robert,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land at Wheatley campus, Oxford Brookes University.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed							

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;
- estimated timeframes for progressing discharge of conditions;
- estimated timeframes for progressing the signing of S106;
- site preparation or whether the site is under construction, and if so the number of completions;
- whether there is a developer(s) on board;
- is the site being marketed; and/or
- any site constraints that could impact the delivery of the site.
- If applicable, how many self-build or custom build plots will be provided on the site.
- If applicable, how many gypsy and traveller pitches will be provided on the site.

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva
Enquires Officer/ Assistant Planning Officer
 Planning Policy

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Smith, Nicola

From: Smith, Nicola
Sent: 19 April 2021 13:00
To: Smith, Nicola
Subject: FW: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

From: Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >
Sent: 16 April 2021 12:17
To: Smith, Tracy <tracy.smith@southandvale.gov.uk>
Cc: Stockall, Peter (Avison Young - UK) [REDACTED] >
Subject: RE: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

Hi Tracy

I do not have a specific phasing plan but, yes, it is proposed to construct, complete and occupy the development within the next 5 years.

Kind regards

Charlotte

Charlotte Taylor-Drake

Associate Director, Planning Development and Regeneration

[REDACTED]

[REDACTED] Smith, Tracy <tracy.smith@southandvale.gov.uk>
Sent: 16 April 2021 11:24
To: Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >
Cc: Stockall, Peter (Avison Young - UK) [REDACTED]
Subject: Re: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

External Sender

Many thanks Charlotte, do they have phasing plan for build out.
Would it be constructed and completed within the next 5 years?
Many thanks.
T

Tracy Smith
Principal Planning Appeals Officer
South Oxfordshire and Vale of White Horse District Councils
Mobile: 07717 271927
Email: tracy.smith@southandvale.gov.uk

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I AM THEN ON LEAVE AND WILL RETURN TO THE OFFICE ON TUESDAY 18 MAY

From: Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >
Sent: 16 April 2021 11:16
To: Smith, Tracy <tracy.smith@southandvale.gov.uk>
Cc: Stockall, Peter (Avison Young - UK) <[REDACTED]>
Subject: RE: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

Hi Tracy

I can confirm that the site has been bought from RV with the intention to build it out and deliver the scheme in line with the outline planning permission. The operator will be ARCO accredited as an operator of a retirement villages with 24/7 care and facilities. The intention is to submit reserved matters/discharge planning conditions with a view to commence development in Q1 2022.

I hope that helps but please let me know if you have any queries.

Kind regards

Charlotte

Charlotte Taylor-Drake
Associate Director, Planning Development and Regeneration

From: Smith, Tracy <tracy.smith@southandvale.gov.uk>
Sent: 16 April 2021 10:23
To: Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED]
Cc: Stockall, Peter (Avison Young - UK) [REDACTED]
Subject: Re: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

External Sender

**2244 Land to the east of Reading Road Lower Shiplake RG9 4BG Shiplake
P18/S3210/O (65 dwellings)**

5.58 Site has outline planning permission (P18/S3210/O) granted on appeal.

5.59 The Council's trajectory based on officer's assessment of lead-in times and build out rate analysis.

Appellants Commentary

5.60 The Council's assessment relies solely on average lead in times and build out rates.

5.61 There has been no activity in terms of discharging conditions or RM.

5.62 This is not clear evidence of delivery.

5.63 Remove 65 dwellings.

Many thanks Charlotte.

T

Tracy Smith

Principal Planning Appeals Officer

South Oxfordshire and Vale of White Horse District Councils

Mobile: 07717 271927

Email: tracy.smith@southandvale.gov.uk

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I AM THEN ON LEAVE AND WILL RETURN TO THE OFFICE ON TUESDAY 18 MAY

Smith, Nicola

From: Alex Dalton <[REDACTED]>
Sent: 12 March 2021 15:40
To: Mircheva, Yoanna
Cc: [REDACTED]
Subject: Re: FW: Site delivery information (Site B)

Dear Yoanna,

Apologies for the delay in coming back to you. I have filled in the table in your email, and responded to your questions in red.

Please let me know if you need any more information.

Kind regards,

Alex

Alexander Dalton MPlan LRTPI
Project Planner
for and on behalf of:

Howard Sharp and Partners LLP
79 Great Peter Street
Westminster
London
SW1P 2EZ
[REDACTED]

On 08/03/2021 15:55 Mircheva, Yoanna <yoanna.mircheva@southandvale.gov.uk> wrote:

Dear Tom and Alex,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer
Planning Policy
South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk

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Thank you for your understanding.

From: Mircheva, Yoanna
Sent: 01 March 2021 17:05
To: [REDACTED]
Cc: Sandith, Richard <Richard.Sandith@southandvale.gov.uk>
Subject: Site delivery information

Dear Tom and Alex,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Watlington NDP: Site B- Land Off Cuxham Road and Willow Close.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed		10	30	20	10		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

RM submission likely this year

- estimated timeframes for progressing discharge of conditions;

Pre-commencement conditions anticipated to be discharged by 2022/23

- estimated timeframes for progressing the signing of S106;

S106 expected to finalise early this year

- site preparation or whether the site is under construction, and if so the number of completions;

Construction has not yet commenced

- whether there is a developer(s) on board;

Terms agreed with interested housebuilder

- is the site being marketed; and/or

- any site constraints that could impact the delivery of the site.

No significant constraints. In terms of timescale, the route of the edge road needs to be finalised to inform the RM submission

- If applicable, how many self-build or custom build plots will be provided on the site.

0

- If applicable, how many gypsy and traveller pitches will be provided on the site.

0

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer
Planning Policy
South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk

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Thank you for your understanding.

Smith, Nicola

From: Alex Dalton [REDACTED]
Sent: 12 March 2021 15:42
To: Mircheva, Yoanna
Cc: [REDACTED]
Subject: Re: FW: Site delivery information

Dear Yoanna,

I have filled in the table in your email below. Please also see my comments in red.

My mobile is best if you have any queries.

Kind regards,

Alex

Alexander Dalton MPlan LRTPI
Project Planner
for and on behalf of:

Howard Sharp and Partners LLP
79 Great Peter Street
Westminster
London
SW1P 2EZ
[REDACTED]

On 08/03/2021 15:54 Mircheva, Yoanna <yoanna.mircheva@southandvale.gov.uk> wrote:

Dear Tom and Alex,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer
Planning Policy
South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk

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Thank you for your understanding.

From: Mircheva, Yoanna

Sent: 01 March 2021 17:06

To: [REDACTED]

Cc: Sandith, Richard <Richard.Sandith@southandvale.gov.uk>

Subject: Site delivery information

Dear Tom and Alex,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Watlington NDP: Site C- Land off Pyrton Lane.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed			25	25	10		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

RM submission likely this year

- estimated timeframes for progressing discharge of conditions;

Pre-commencement conditions anticipated to be discharged by 2022/23

- estimated timeframes for progressing the signing of S106;

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- is the site being marketed; and/or

- any site constraints that could impact the delivery of the site.

No significant constraints. In terms of timescale, the route of the edge road needs to be finalised to inform the RM submission

- If applicable, how many self-build or custom build plots will be provided on the site.

0

- If applicable, how many gypsy and traveller pitches will be provided on the site.

0

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer
Planning Policy
South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk

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Please be aware that some of our staff may be redeployed to other roles where necessary to assist and deal with the Coronavirus outbreak.

Thank you for your understanding.

Smith, Nicola

From: Nick McEntyre <[REDACTED]>
Sent: 19 April 2021 14:29
To: Emma Runesson; Smith, Nicola
Subject: Re: Land at Marley lane, Chalgrove

Nicola,

This is confirmed.

Please let me know if you require anything further.

Kind Regards

Nick McEntyre
Managing Director

RIDGEPOINT HOMES LTD

Terriers House | 201 Amersham Road | High Wycombe | Buckinghamshire | HP13 5AJ

M: [REDACTED]
[REDACTED]

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From: Smith, Nicola <Nicola.Smith@Southandvale.gov.uk>

Sent: Monday, April 19, 2021 11:52:58 AM

To: Nick McEntyre [REDACTED]

Subject: Land at Marley lane, Chalgrove

Dear both,

I hope you are well,

As I have mentioned previously, I am involved in a Public Inquiry which starts next week, the appellants have questioned our five year land supply and yours is one of the sites where the Appellant is questioning delivery – extract below from their proof :

I) 1639 Land West of Marley Lane, Chalgrove (P17/S0094/O) 10/04/2018 (200 dwellings)

6.2 Site has outline planning permission.

6.3 The Council's trajectory is based on developer delivery intentions; RM approval Q3 2020 and start on site Q4 2020.

Appellants Commentary

6.4 While there has been activity in discharging conditions it is noted that a further OL application was submitted by Hill Property Investments on the 18 December 2020 on the grounds that:

Given the ongoing uncertainty regarding COVID, the applicants consider it prudent to submit this application in case for any reason the extant application should expire on 1st May 2021.

6.5 The reserved matters are still outstanding the landowner has expressed doubts regarding the implementation of the consent in a timely manner. Furthermore, the lead in time and build out rate is more optimistic than the councils evidence base (CD:K32 appendix C page 57).

Utilising this evidence would suggest that there will be at least a year between RM approval and first completions so first completion will be 2022/3 build out rate of 52 dpa as per Interim Report would deliver 156 dwellings not 200 and this would mean a reduction of 44 dwellings.

6.6 Reduce supply by 44 dwellings.

The council's housing land supply statement has this site down as delivering 20 homes in 2021/22, 90 in 2022/23 and 90 in 2023/24 and it states that this trajectory is based on the developers delivery intentions. I would be extremely grateful if could please confirm as soon as possible that this accords with your expected delivery rates? I am currently preparing a rebuttal statement so I would be grateful for a response as soon as possible.

Kind Regards

Nicola

Nicola Smith

Principal Major Applications Officer

Planning Service

Vale of White Horse District Council and South Oxfordshire District Council

T: 01235 422600

E: Nicola.smith@southandvale.gov.uk

A : 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB

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www.whitehorsedc.gov.uk or www.southoxon.gov.uk

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EP4

Appendix 3

Information from Developers/Landowners relating to Expected Delivery of Housing from Disputed Large Sites within the District

Chris Wood

From: Thomas Corbin <[REDACTED]>
Sent: 12 September 2022 17:28
To: Chris Hargraves
Cc: Paul Comerford
Subject: RE: Letter to Prior and Partners re Salt Cross Garden Village
Attachments: Salt Cross Garden Village (September 2022 housing trajectory).doc

Hi Chris,

Sorry slightly behind Friday's deadline but please see attached updated housing trajectory for the Salt Cross Garden Village. You will note this is behind the 150 homes previously assumed in the Council's 5yhls paper but consistent with the latest AAP phasing and reinforced by the fact that the Applicant and Landowners are committed to delivering homes on this site as soon as the submitted OPA is determined. We have included some key assumptions in the attached regarding targeting milestones. In all honesty, we believe this could be expedited through the renewed focus on the OPA's determination and on-going Section 106 negotiations but have updated to attached to represent current likelihoods.

The estimate for resolution to grant (RTG) in the Salt Cross phasing report (EV36, March 2022) aimed for an August 2022 RTG (extract below) resulting in completions in the second half of 2026. Despite currently assuming a delayed RTG (which is now targeted for the end of this year) is achieved, we would hope we could retain a mid-2023 section 106 agreement through collaborative working over the next few months.

Kind regards,

Tom

Table 1: Assumed lead-in period to first completions		
Item	Description	Potential timing
1.	WODC resolution to grant outline planning permission.	June - August 2022
2.	Completion of section 106 agreement(s).	June - August 2023
3.	Grant of outline planning permission.	June - August 2023
4.	Discharge pre-commencement conditions.	October - December 2023
5.	Initial infrastructure works; i.e. to open up the site (see Note 1).	January - June 2024
6.	Pre-planning and marketing of first sub-phase.	January - June 2024
7.	Conditional contract with first housebuilder.	June - December 2024
8.	Phase 1a - pre-application design and consultation work.	January - March 2025
9.	Submission of first sub-phase reserved matters application ("RMA").	May - July 2025
10.	Determination of first sub-phase RMA.	August - October 2025
11.	Discharge pre-commencement conditions.	October - December 2025
12.	Mobilization.	January - March 2026
13.	Commencement on site.	April - June 2026
14.	First completions.	Second half of 2026
Notes:		
1. The overall timeline may need to be extended to allow more time for design work on and subsequent approval of enabling infrastructure RMAs; e.g. the first sections of the spine road.		

Thomas Corbin
Associate

t: [REDACTED]
m: [REDACTED]

w: priorandpartners.com

a: 70 Cowcross Street, London, EC1M 6EJ



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From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 13:03
To: Paul Comerford [REDACTED]
Cc: Thomas Corbin [REDACTED]
Subject: Letter to Prior and Partners re Salt Cross Garden Village

Dear Paul

I hope you are well. Please find attached a letter in relation to Salt Cross Garden Village in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Paul

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to Salt Cross Garden Village

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which Salt Cross Garden Village has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.
Yours sincerely



Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – Salt Cross Garden Village

	^{1st} April 2022 – 31 st March 2023	^{1st} April 2023 – 31 st March 2024	^{1st} April 2024 – 31 st March 2025	^{1st} April 2025 – 31 st March 2026	^{1st} April 2026 – 31 st March 2027	^{1st} April 2027 – 31 st March 2028	^{1st} April 2028 – 31 st March 2029	^{1st} April 2029 – 31 st March 2030	^{1st} April 2030 – 31 st March 2031	^{1st} April 2031 – 31 st March 2032	^{1st} April 2032 – 31 st March 2033	^{1st} April 2033 – 31 st March 2034	^{1st} April 2034 – 31 st March 2035	^{1st} April 2035 – 31 st March 2036	^{1st} April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)					50	70	135	160	180	195	195	210	210	210	195
Cumulative completions for reference					50	120	255	415	595	790	985	1,195	1,405	1,645	1,810

Additional notes (please set out here any further information in support of the above assumptions)

- Grosvenor's outline planning application (20/01734/OUT) was submitted in July 2020. Although the Salt Cross AAP is yet to be formally adopted, we believe the Inspector finding the AAP sound subject to main modifications provides weight to the AAP as a material consideration in the determination of the OPA a strong indicator of the deliverability of the OPA. Grosvenor remain committed to the delivery of the Garden Village and eagerly await the positive determination of the submitted planning application.
- The above housing trajectory is based on the below estimated milestones and the trajectory within the Salt Cross Phasing report (March 2022):
 - December 2022 - Salt Cross AAP adopted
 - December 2022 / January 2023 - Resolution to grant
 - August 2023 – Section 106 signed
 - 2024/25: Early phase RMA(s) produced, submitted and approved
 - 2025/26: Construction starts on site
 - Late 2026: First completions

Chris Wood

From: Ashley Maltman [REDACTED]
Sent: 11 September 2022 23:28
To: Chris Hargraves
Cc: Roger File; Nigel McGurk
Subject: FW: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road
Attachments: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road (003).doc

Hi Chris,

Thanks for your e-mail in relation to our proposals at Hill Rise and Banbury Road, for completeness I have also sought to provide delivery rates on our sites at Eynsham and Park View, Woodstock.

Hill Rise and Banbury Road

See attached completed trajectory for both sites. As you know these are 2 allocated sites and two planning applications are with WODC planning officers for consideration, both originally submitted January 2021. We sent back to officers last week what we hope are final responses that address any concerns they previously had. We are hoping that they will both go to and receive approval at the October Uplands Committee meeting, however, we are yet to hear confirmation of this from Officers.

Hill Rise is a hybrid application, and our current plan is to be on site Q2 2023 - 1st completion Q1 2024 - if a consent is granted at the October planning committee and any s106 concluded rapidly, any reserved matters application will follow for the remainder of the site to allow continuity of delivery on site.

Banbury Road is an outline application, and we would immediately follow with preparing a Reserved Matters application but would not expect to be on site for 12-18 months following grant of outline permission to allow for reserved matters approval and discharge of conditions

Both planning applications have been with officers for a considerable amount of time and hopefully we are in a position where positive recommendations will be forthcoming in October/November 2022. We have invested considerable time and money into these applications and if consents are not forthcoming, for reasons discussed with my colleagues, we will need to review our position and no realistic timeline can be predicted. In such a scenario, we must consider proceeding to appeal as our view is that the determination timescales for both planning applications - which are ambitious proposals for exemplar schemes on 2 allocated sites - have taken far too long.

Eynsham

See below our proposed trajectory, however, in similar vein to Hill Rise and Banbury Road, this is dependent upon the timely determination of the planning application (full planning application) which is to be submitted in Q4 2022:

- 2022-2023
- 2023-2024
- 2024-2025 - 18 dwellings
- 2025-2026 - 35 dwellings
- 2026-2027 – 17 dwellings

Park View, Woodstock

See below our completions expected over the corresponding period.

- 2022-2023 – 70 dwellings
- 2023-2024 - 70 dwellings
- 2024-2025 – 53 dwellings

- 2025-2026 – 42 dwellings

You will also note we now have an interest in North Witney site allocation; however, the consortium's position and trajectory will be conveyed through Tim Burden at Turleys for this site.

If you have any further questions, please don't hesitate to contact me.

Kind regards

Ash

Ashley Maltman
Head of Planning



T: 01865 373903 | **M:** 07850640593

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From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>

Sent: 31 August 2022 13:23

To: Roger File <[REDACTED]>

Subject: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road

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Dear Roger

I hope you are well. Please find attached a letter in relation to land at Hill Rise and land north of Banbury Road, Woodstock in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the sites through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council
Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Roger

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land at Hill Rise and land north of Banbury Road, Woodstock

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the sites at Hill Rise and to the north of Banbury Road have reached in the planning process and their anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

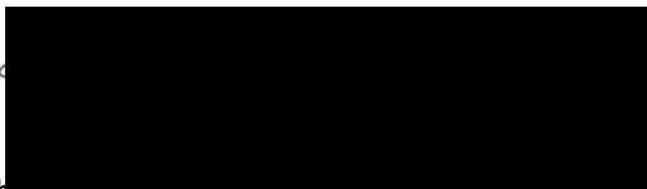
If you are able to complete the trajectory for the entire build out of your sites that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely



Chris Hargreaves
Planning Policy Manager

Anticipated development trajectory – Land at Hill Rise, Woodstock

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)		12	48	48	48	24									

Additional notes (please set out here any further information in support of the above assumptions)

Anticipated development trajectory – Land north of Banbury Road, Woodstock

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)			24	48	48	48	48	19							

Additional notes (please set out here any further information in support of the above assumptions)

Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Tim

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the North Witney Strategic Development Area (SDA)

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the North Witney SDA has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely

A black rectangular redaction box covering the signature of Chris Hargraves.

Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – North Witney SDA

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)		25	75	100	150	200	200	200	200	175	75				

Additional notes (please set out here any further information in support of the above assumptions)

Chris Wood

From: Andrew Winstone <[REDACTED]>
Sent: 16 September 2022 12:26
To: Chris Hargraves
Cc: Abby Fettes
Subject: RE: Letter to Bloor Homes re land east of Monahan Way, Carterton
Attachments: Letter to Bloor Homes re land east of Monahan Way, Carterton.doc; Letter to Bloor Homes re land east of Monahan Way, Carterton.pdf

Dear Chris,
Thank you for your e-mail, and apologies for the delay in providing the requested information. Please see attached in Word and pdf formats.
Kind regards,
Andrew Winstone
Planning Manager

Bloor Homes Western

Western House, Furrowfield Park, Tewkesbury, Gloucestershire, GL20 8UR

Tel: [REDACTED]
Email: [REDACTED]



From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 13:11
To: Andrew Winstone <[REDACTED]>
Subject: Letter to Bloor Homes re land east of Monahan Way, Carterton

Dear Andrew

I hope you are well. Abby Fettes kindly provided your contact details and I attach a letter in relation to land east of Monahan Way, Carterton in the context of anticipated housing land supply.

Essentially we would be grateful for an update on your expected timescales for taking the site through to completion. I am aware from Abby that you are looking for some additional numbers on the site so please feel free to reflect that possibility when providing your response.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves

Planning Policy Manager

West Oxfordshire District Council

Chris Hargraves

Planning Policy Manager - West Oxfordshire District Council



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IN PEOPLE



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Bloor Homes Ltd, Registered in England & Wales No: 2164993, Registered Office: Ashby Road, Measham DE12 7JP

For more information about Bloor Homes visit [Click Here](#).

Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Andrew

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land east of Monahan Way, Carterton

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which your site has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely




Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – Land East of Monahan Way, Carterton

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)	119	103	103	103	103	0	0	0	0	0	0	0	0	0	0

Bloor Commentary:

Our current delivery rate to date has been approximately 100 dwellings per annum.

Our forecast completions for 1st April 2022 to 31st March 2023 total 119 dwellings.

The current outline planning permission for the site is for 700 dwellings. Bloor will shortly be submitting a planning application for a further 100 dwellings approximately.

Whilst inevitably there will be some uncertainty as to economic and market conditions going forwards, currently, and assuming we obtain planning permission for the additional 100 dwellings, it is reasonable to forecast the delivery of a further 100 (approx.) dwellings per annum over the four years from 1st April 2023, with site completion by mid-2027.

Chris Wood

From: Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>
Sent: 07 September 2022 19:40
To: Chris Hargraves
Subject: RE: Letter to MOD re REEMA North

Chris,

In response to your email and letter, our anticipated programme for the development of Service Families Accommodation and private housing on the REEMA North site generates the numbers set out in the table below, although as you recognise these numbers are subject to planning (and other issues):

Anticipated development trajectory – REEMA North, Carterton

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033
Number of anticipated housing completions (per annum)				100	175						

I hope that helps,

Jon Wooden BSc MBA MCMI MAPM MRICS

Deputy Head Estates (Accommodation Optimisation), Defence Infrastructure Organisation

Army Headquarters | IDL 412 | 2nd Floor | Ramillies Building | Marlborough Lines | Monxton Road | Andover | Hants | SP11 8HJ

Mobile: 07769 648837 | MOD telephone: 94391 3437 | Telephone: 01264 383437 | Email: Role Mailbox: DIOEstates-AODH@mod.gov.uk | Personal Mailbox: Jonathan.Wooden426@mod.gov.uk

From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 12:24
To: Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>
Subject: Letter to MOD re REEMA North

Dear Jonathan

I hope you are well. Please find attached a letter in relation to the REEMA North site at Carterton in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Chris Wood

From: Annette Simpkins <[REDACTED]>
Sent: 02 September 2022 12:33
To: Chris Hargraves
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. We have considered the options and would like to retain the land as an allocated housing site, please, as we may want to bring it forward for development sometime in the future.

Many thanks.

Yours sincerely,

Annette Simpkins

Sent from my iPad

On 1 Sep 2022, at 17:56, Chris Hargraves <Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

Many thanks for your email. It is very helpful to understand your position. We are about to review our local plan and I wonder if we should look at 'de-allocating' the site if you have no interest in bringing it forward for development.

Perhaps you could let me know if this is something you would like us to further consider or whether you would like to retain it as an allocated housing site to provide some more flexibility in the longer term should your position change?

Kind regards

Chris

From: Annette Simpkins <[REDACTED]>
Sent: 31 August 2022 16:54
To: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. Our position hasn't changed since last September. We will not be considering the land for development before 2027.

To be honest, Long Hanborough has had 3 developments to absorb in very quick succession, together with the small development currently under construction on the old Oliver's Garage site - another 24 homes. Our local infrastructure is at breaking point and we strongly feel that, in all fairness, we cannot be responsible for further development in the village.

We hope you understand our position.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 31 Aug 2022, at 13:16, Chris Hargraves
<Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

I write by way of follow up to my previous email of September last year. I appreciate that you said you would get in touch with us should your position change, but as we are about to update our housing land supply position statement, I thought it would be sensible just to quickly contact you to see if there was any movement regarding the potential release of this site for development.

Our new position statement will cover the 5-year period 2022 – 2027 and will essentially set out how many new homes we anticipate being delivered for particular sites over that timescale.

As such, if you could just provide a further brief update that would be very helpful.

Kind regards

Chris Hargraves

Planning Policy Manager

From: Annette Simpkins <[REDACTED]>
Sent: 24 September 2021 08:01
To: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. The field in question is currently being farmed by a neighbouring farmer, and we intend that this will continue for the foreseeable future.

Thank you for your interest - we will contact you if our position changes.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 23 Sep 2021, at 14:04, Chris Hargraves
<Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

I hope this email finds you well. You will recall from previous correspondence (below) that my colleague Deborah Wyatt contacted you last year regarding land at Myrtle Farm and whether there was any interest in bringing the site forward for development.

As it has been some time since this last exchange, I thought I would seek a further update from you to see if the position remains the same.

As part of its commitment to tackling the climate emergency, the District Council is looking for flagship schemes to demonstrate best practice in terms of building fabric efficiency and the use of renewable energy and I thought this site could be a potential candidate.

We are also about to embark on a review of our local plan and as part of that process will need to consider those sites which are already allocated for development and whether they are realistically likely to come forward or not.

As such, if you do have time to give me a very brief update on your thoughts regarding the site, it would be very much appreciated.

Many thanks in anticipation.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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-----Original Message-----

From: Annette Simpkins

[REDACTED]

Sent: 23 June 2020 15:43

To: Deborah Wyatt

Subject: Land at Myrtle Farm, Long Hanborough

Thank you for your letter of 18th June regarding the development of land at Myrtle Farm, Long Hanborough.

My brother and I have also had numerous requests from private developers to sell the land, but we have decided, for the foreseeable future, to leave it as an agricultural field.

As you will know, our village has had to absorb three large housing estates along with smaller developments, and the amenities in the village are already heavily overburdened. (We have a brand new larger doctors' surgery being built but with no guarantee of additional doctors.) We cannot, in good conscience, add to this state of affairs.

If we have a change of mind in the future, and land is still required for housing, we will get back in touch with you.

Yours sincerely

Annette Simpkins

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Chris Wood

From: Jeremy Flawn [REDACTED]
Sent: 07 October 2022 15:28
To: Chris Hargraves
Cc: Charles Maxlow-Tomlinson
Subject: West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the East Chipping Norton SDA
Attachments: Land E Chipping Norton Trajectory October 22.doc

Dear Chris,

Please find attached trajectory information for the land to the north of London Road Chipping Norton as requested. This concerns the OCC land north of London Road only.

Please do not hesitate to contact me if you have any questions concerning the attached or the assumptions behind the figures.

Best regards,

Jeremy

Jeremy Flawn
Partner – Bluestone Planning

M: [REDACTED]

BP
Bluestone Planning  

Phone 01235 766825

Address 13 The Black Barn, Manor Farm, Manor Road, Wantage, OX12 8NE

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Anticipated development trajectory – East Chipping Norton SDA – LAND NORTH OF LONDON ROAD ONLY

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)			70	100	65										

Additional notes (please set out here any further information in support of the above assumptions)

A. Timescales:

- | | |
|---|----------------|
| 1. Updates to surveys | Oct – Dec 2022 |
| 2. Pre-application engagement and consultations | Nov – Jan 2023 |
| 3. Submission of application | Mar 2023 |
| 4. Resolution to grant outline pp | Jul 2023 |
| 5. S106 / 30 / 278 negotiations | Jul – Sep 2023 |
| 6. Decision issued | Sep 2023 |
| 7. Sale of site | Jan 2024 |
| 8. Reserved matters submissions | Feb 2024 |
| 9. Conditions discharged | Jun 2024 |
| 10. Start on site | Jul 2024 |

B. Assumes 2 outlets operating at max 50 completions / yr / outlet. If affordable units are delivered separately by a RP then the overall rate of completions / yr may increase.

C. Based on 235 units capacity.

EP5A

AGENDA ITEM



Committee and date

Southern Planning Committee

26th May 2026

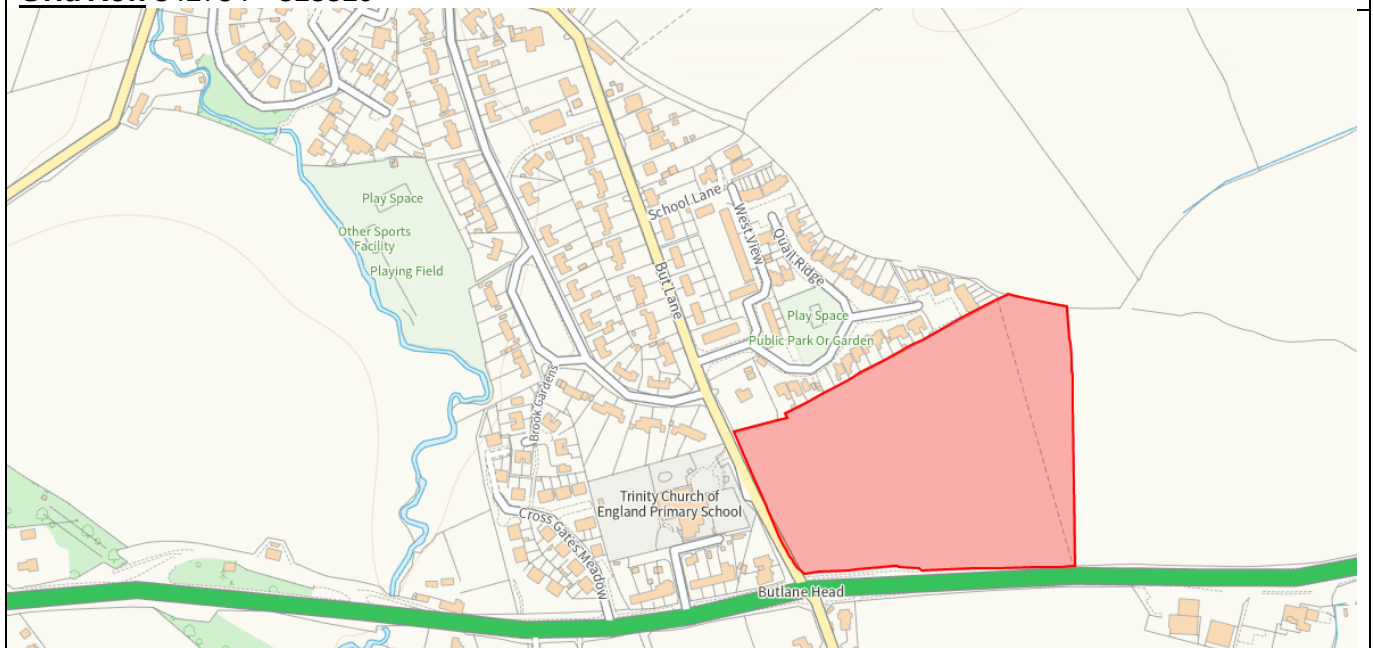
Development Management Report

Responsible Officer: Kassandra Polyzoides, Service Director – Place Shaping

Summary of Application

<u>Application Number:</u> 25/04301/FUL	<u>Parish:</u>	Ford
<u>Proposal:</u> Erection of 93no dwellings with associated infrastructure and landscaping (amended description).		
<u>Site Address:</u> Proposed Residential Development Land East of Ford Shrewsbury Shropshire		
<u>Applicant:</u> Shropshire Homes Limited		
<u>Case Officer:</u> Ollie Thomas	<u>email:</u> ollie.thomas@shropshire.gov.uk	

Grid Ref: 341754 - 313310



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-	Proposed Residential Development Land East Of
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Recommendation:- That delegated authority is given to Officers to grant planning permission subject to the completion of a Section 106 agreement and the conditions in Appendix 1 and for any alterations to conditions as required.

REPORT

1.0 THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 93 dwellings, comprising 100% affordable housing, together with associated access, internal roads, public open space, landscaping, drainage infrastructure and other ancillary works on land to the east of Ford. The scheme includes a mix of dwelling sizes and tenures, incorporating social rented and rent-to-buy homes, as well as a number of 1-bedroom bungalows designed to meet identified needs for accessible accommodation. The proposed residential development is set within areas of public open space, green infrastructure, sustainable drainage features and retained boundary landscaping.
- 1.2 Vehicular access is proposed via a new priority junction onto But Lane, supported by off-site highway works including a new pedestrian crossing and improved footway connections. The development also includes a dedicated onsite school drop-off and short-stay parking facility, intended to serve the adjacent Trinity C of E Primary School and to alleviate existing on-street parking pressures. The internal layout provides pedestrian connections throughout the site, retention and integration of existing public rights of way where relevant, and landscaping designed to soften the settlement edge and integrate the development with the surrounding area.
- 1.3 This site has been the subject of pre-application advice, through the Council's Speculative Sites Pre-Application service. The response given was that the site represented an acceptable location for development in regard to its spatial relationship with the settlement of Ford; however, it was acknowledged there were a number of constraints needing to be overcome including access, highways, landscaping and biodiversity, and noise amenity.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is located on land to the south-eastern edge of Ford, immediately adjoining the existing built-up area, with residential development to the north and west and open countryside beyond to the east. The A458 forms a strong southern boundary to the site, with But Lane running along its western edge and providing the proposed point of access. Trinity C of E Primary School is located directly opposite the site on But Lane. The land comprises agricultural fields bounded by hedgerows and trees and is generally level in nature. While the site lies

-	Proposed Residential Development Land East Of
---	--

outside the defined settlement boundary, its position adjacent to existing development and physical containment by surrounding infrastructure means it is read as part of the settlement edge rather than the wider open countryside.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council have submitted a view contrary to officers based on material planning reasons. The Principal Planning Officer in consultation with the Committee Chair agrees that the Parish Council has raised material matters which cannot be overcome by negotiation or the imposition of planning conditions.

4.0 Community Representations

The below Section provides a summary of representations received during the consultation/publicity period, comments can be viewed in full on the online planning register, using the application reference.

4.1 Consultee Comment

4.1.1 SC Affordable Housing – No objections subject to s106 agreement

The development includes 93 affordable homes, with 41 rent-to-buy units where tenants pay 80% rent for five years before purchasing, and 52 social rented homes including eight one-bedroom bungalows designed for accessibility. Social rent is the most affordable tenure, typically around 50% cheaper than market rents.

Median house prices in Shropshire and Ford Parish exceed what average household earnings and mortgage capacity can support, creating affordability challenges especially for young and new households. Census and letting data show a significant proportion of social rented and private rented homes, with high demand for affordable housing demonstrated by numerous applications per advertised property and 5290 households registered on the council's choice-based letting system.

4.1.2 SC Highways – No objection subject to conditions

4.1.3 SC Green Infrastructure – No objection subject to conditions

The revised scheme includes surfaced paths within the POS, which is seen as positive for usability.

Advice to improve the LAP design for high quality MD2, inclusivity, and accessible play was not reflected in the amended layout.

-	Proposed Residential Development Land East Of
---	--

The layout does provide a small area of open space for very young children to play close to their homes, interwoven within the development.

The amended layout has not incorporated the advice given to maximise play value and enhance inclusivity and accessibility in the LAP design, but can be secured through condition.

4.1.4 **SC Drainage – No objection subject to conditions**

The Flood Risk Assessment and Drainage Strategy have been reviewed and confirmed in compliance with the NPPF and Core Strategy CS18.

4.1.5 **SC Learning & Skills – No objection subject to S106 contribution**

Developers are required to contribute towards the cost of extra school places and facilities, including SEND provision and associated transport costs.

Recommended contributions should be secured via S106, CIL, and Basic Need agreements; yield data and financial calculations were provided, totalling £1,304,363 requested for educational provision.

4.1.6 **SC Regulatory Services – No objection subject to conditions**

Air Quality

The Air Quality Assessment found baseline air quality to be good, with pollutant levels well below objectives and no relevant AQMAs nearby.

Construction phase poses a medium risk for dust soiling and low risk for human health, but with standard IAQM mitigation, residual effects are not significant.

Operational traffic impacts are unlikely to cause adverse air quality effects, and the development is acceptable in air quality terms if recommended mitigation is secured.

Contaminated Land

No remedial action or conditions are required regarding contaminated land, as soil samples were below screening criteria.

Amenity

Concerns were raised about achieving acceptable noise standards due to road traffic from the A458 and But Lane; noise mitigation measures such as glazing and acoustic fencing are suggested, but layout/orientation changes have not been

-	Proposed Residential Development Land East Of
---	--

considered.

Full details of a noise insulation scheme must be submitted and approved before first occupation, with specific noise level targets for internal and external areas.

4.1.7 **SC Rights of Way – No objection**

FP16 intersects the development and will require a legal diversion; applicants must apply to the Rights of Way Team for this as a priority.

FP17 runs along the northern boundary and may also need temporary closure during development.

Development must not obstruct the Public Right of Way until a legal order is confirmed; the Right of Way must remain open and safe until then.

4.1.8 **SC Ecology – No objection subject to conditions and S106 contribution**

The ecological appraisal supports the classification of the site as other neutral grassland in moderate condition, and assesses potential impacts on bats, badgers, amphibians, hazel dormice, reptiles, and other priority species, with mitigation measures proposed for each.

Biodiversity Net Gain assessment predicts a significant loss in habitat units, recommending revision to include vegetated gardens and retention/enhancement of neutral grassland; mandatory 10% net gain will be met by purchasing habitat units from a habitat bank, with proof required before commencement.

A S106 agreement is required for site monitoring over 30 years, with a fee set at £13,275.27.

4.1.9 **SC Archaeology – No objection subject to conditions**

The site contains ridge and furrow earthworks of possible medieval origin and a possible Roman road along the southern boundary, indicating archaeological interest.

SC Archaeology agrees with the submitted desk-based assessment, noting low potential for prehistoric to Roman remains and medium to high potential for early medieval to modern remains.

4.1.10 **SC Conservation – No objections**

No heritage issues raised as the site is outside the Ford Conservation Area.

-	Proposed Residential Development Land East Of
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4.1.11 SC Trees – No comments received

4.1.12 National Highways – No objection subject to conditions

Access will be via Butt Lane, a local road with existing parking issues leading to queuing on the SRN, especially during school times. The applicant must demonstrate management of this risk. A proposed school drop-off parking area within the site addresses some concerns.

Plans include reinstatement of full-height kerbs on the A458 and closure of an existing agricultural access to prevent unsafe connections to the trunk road.

Trip generation, distribution, and traffic assignment have been reviewed and are considered acceptable, with corrected traffic flow data consistent with survey counts.

4.1.13 West Mercia Constabulary – No comments received

4.1.14 Ramblers Association – No comments received

4.1.15 Ford Parish Council – Object

The PC have submitted a series of objections to this application, of which is a 17-page letter (submitted 18th December 2025) and can be summarised as including the following material planning considerations:

- Disproportionate scale of development
- Inadequate facilities and services
- Lack of play areas and unsafe access
- Community concerns and socio-economic impact
- Comparison with other affordable housing schemes
- No CIL levy and the benefit this provides
- Severe highway and pedestrian safety concerns
- Impact on village character
- Ecology, landscaping and agricultural land
- Drainage issues
- Planning policy conflicts
- Comparison with other recent planning applications

A further representation has been received by the Parish Council, which is addressed to members of the planning committee, with its material considerations being summarised as follows:

- Proposed vehicular access from Butt Lane, is considered unsafe, especially for children attending Trinity Primary School, and the lack of a safer access

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from the A458.

- The scale of the development is viewed as disproportionate to Ford's size and capacity, with no local housing needs survey to justify it and concerns about housing density and design.
- Additional concerns include the destruction of historic ridge and furrow features, rare plant species, and ongoing traffic hazards at the A458 junction.
- The Parish Council requests deferral of the application and revision of access arrangements, and expresses disappointment that the applicant has not addressed community concerns or revised proposals despite recent correspondence.

4.2 Public Comments

- 4.2.1 A total of 93 members of the public and neighbours have objected to the proposals, with the following providing a summary of the cited material planning considerations:

1. Highway Safety and Traffic Impact

- The proposed site access being directly opposite Trinity C of E Primary School, raising safeguarding concerns for children and pedestrians.
- Increased vehicle movements, including construction traffic, exacerbating existing congestion and queuing.
- Criticism that the applicant's Transport Assessment does not reflect real-world conditions, with reliance on data collected during the Covid period.
- Concern that the proposed school drop-off facility would be insufficient and would not materially reduce existing on-street parking or congestion.

2. Scale of Development and Settlement Character

- A significant increase in the number of dwellings and village population.
- Concerns that the development would represent over-development and urbanisation of a small rural settlement.
- The density and layout being out of keeping with surrounding development, particularly at a prominent "gateway" location to the village.

3. Affordable Housing Need and Tenure Mix

- The most recent parish-level survey indicated limited local demand.

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- Previous affordable housing schemes in Ford reportedly took a prolonged period to achieve full occupation.
- The proposal for 100% affordable housing would result in an unusually high proportion of affordable stock within the village and would not provide opportunities for existing residents wishing to upsize or downsize.

4. Infrastructure, Services and Sustainability

- Limited capacity at Trinity Primary School and reliance on bus transport for secondary education.
- Lack of local facilities such as GP surgery, pharmacy, Post Office and reliable public transport.
- The likelihood that future residents would be heavily car-dependent, conflicting with sustainability objectives.

5. Heritage, Ecology and Landscape

- Potential harm to biodiversity, with objections disputing the applicant's classification of the grassland and citing independent ecological evidence suggesting higher ecological value.
- Loss of open greenfield land and adverse impact on rural landscape character.
- Potential harm to protected trees and long-term ecological connectivity.

6. Drainage and Flood Risk

- The land is susceptible to surface water accumulation.
- The proposed drainage strategy could increase flood risk to existing properties, especially those within Quail Ridge.

4.2.3 The representations made in support from 2 members of the public (owner/operators of both the Service Station and Ford Fish Bar) can be summarised as follows:

- the delivery of affordable housing,
- assistance in meeting housing targets,
- potential economic benefits to local businesses, and
- the inclusion of a school drop-off facility to help manage congestion.

4.2.4 Other non-statutory groups and bodies have provided comments to the application and summarised below, including:

4.2.5 **Ford Community 311 – Object**

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Ford Community 311, representing a large number of local residents, objects to the proposal on broadly similar grounds to those raised by the Parish Council. They highlight highway safety risks, particularly around the school and But Lane/A458 junction; unsustainable location with limited services and public transport; over-concentration of affordable housing; lack of mixed tenure; absence of clear local need; and significant harm to heritage and ecological assets, including the ridge and furrow landscape. They also expresses concern about reliance on technical evidence that residents consider to be inaccurate or unrepresentative.

4.2.6 **Plantlife (National Conservation Charity) - Object**

Plantlife objects to the development on ecological grounds. The organisation disputes the applicant's ecological classification of the site and states that independent botanical evidence identifies the land as species-rich lowland meadow, which is a UK priority habitat. They consider the site to be of high ecological value and raises concern that the loss of this habitat would be irreversible, cannot be adequately compensated through Biodiversity Net Gain measures, and would conflict with national and local biodiversity policy.

4.2.7 **UK Habitat Classification - Object**

UK Habitat Classification raises concerns that the ecological baseline used by the applicant may be flawed or understated. They question the accuracy of habitat categorisation, the robustness of biodiversity calculations, and the reliance on off-site compensation. They consider that the proposal risks undervaluing ecologically significant grassland and that further assessment would be necessary to avoid inappropriate loss of habitat.

5.0 **THE MAIN ISSUES**

5.1 The main issues for consideration in the determination of this application are the principle of development, having regard to the site's countryside location, the delivery of 100% affordable housing and the current housing land supply position; the impact of the proposal on highway safety, access and active travel, particularly in relation to But Lane, the A458 junction and the nearby primary school; the scale, layout, design and landscape impact of the development at the settlement edge; the effects on ecology, biodiversity and heritage assets; drainage and flood risk; residential amenity; and the adequacy of infrastructure provision and developer contributions. These matters must be assessed in the overall planning balance.

6.0 **OFFICER APPRAISAL**

6.1 **Adopted Development Plan**

6.1.1 The application site lies to the southern edge of Ford, which under the current

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adopted Plan is a countryside settlement where development is controlled in accordance with CS4 and CS5 of the Core Strategy. In holding a countryside location, CS5 and MD7a set out strict controls over new housing in the countryside, limiting it only to specific exceptions such, including affordable housing where this contributes to the sustainability of rural communities through local economic and community benefits.

- 6.1.2 CS5 sets out how affordable housing that meets a local need will be supported, especially where this development is located in recognisable named settlements. To this end, the Affordable Housing Officer has confirmed that there are 23 households with a preference to live in Ford, in addition to a further 79 households from adjacent parishes. This is considered together with further need deriving from the edge of Shrewsbury where demand exceeds supply and where key workers are challenged in finding affordable housing. The need element of CS5 is therefore met.
- 6.1.3 In regard to the location of the site, whilst the application cannot be said as being 'in' Ford, it is clearly on the edge of the built-up area with existing development to the north and west. Further, the southern A458 provides a strong boundary to Ford, whereby the site would be read as forming part of Ford once complete, and the proposals do not extend in an easterly direction in a manner that would draw built form out into the wider open countryside. In officers' view, the site location would therefore represent a logical rounding-off of the existing settlement, with development relating to and read in the context of the established built-up area. On this basis, and subject to the detailed design and landscaping matters considered later in this report, officers consider that the principle of the proposals in this location would not appear materially out of character with the remainder of Ford.

6.2 Withdrawn Draft Local Plan

- 6.2.1 The site was previously identified as an emerging site allocation (FRD011) within the now-withdrawn Draft Local Plan. However, with the withdrawal of that Plan from examination, the emerging policies and allocations carry no weight in the determination of planning application. The evidence base that supported the draft allocation holds limited weight as a material consideration.
- 6.2.2 The former draft allocation policy for FRD011 indicated that the site should come forward comprehensively and at a lower density, to meet the settlement housing guideline and deliver infrastructure improvements for the local community. The policy envisaged highway works to improve capacity at the A458 ghost-island right turn lane and a new access from But Lane, positioned towards the northern end of the western boundary to act as a gateway feature and to minimise conflict with movements along But Lane and the A458 junction. It also anticipated removal of the existing traffic calming by the school and replacement with on-site school parking and a drop-off facility within the FRD011 land. In addition, the policy sought

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enhanced pedestrian and cycle connectivity, including incorporation of the existing public right of way through the site to link the A458 with Quail Ridge, and consideration of improved crossing/access across the A458 to services on the south side. Any further local/strategic highway mitigation would be informed by an appropriate Transport Assessment (including cumulative impacts) and consultation with National Highways.

The policy also required protection of existing mature trees and hedgerows (with compensatory planting where loss is unavoidable), landscaping to enclose the development from Quail Ridge and the adjacent countryside to the east, and design/layout measures (including orientation, acoustic design/materials and green infrastructure) to manage noise from the A458 and define a robust southern edge to the village. It noted that increased traffic volumes may require Habitats Regulations Assessment screening in relation to the Hencott Pool Ramsar site, and that a range of supporting studies should inform the scheme, including transport, heritage/archaeology, ecology, tree and hedgerow surveys, and surface water flood risk and drainage, with recommendations clearly reflected in the proposed development.

- 6.2.3 Although the draft allocation carries no weight in decision-making, the Site Layout Plans show the development delivering a comprehensive scheme that largely aligns with the principles, parameters and evidence base underpinning the former allocation.

6.4 The Tilted Balance

- 6.4.1 The Council is unable to demonstrate a five-year supply of deliverable housing land, paragraph 11(d) of the NPPF requires decision-makers to apply the presumption in favour of sustainable development, unless policies in the NPPF that protect areas of particular importance provide a clear reason for refusal. In such circumstances, the conflict with the adopted Development Plan must be considered in the overall planning balance and the weight given to that conflict relevant to the extent of housing land supply shortfall.
- 6.4.2 Paragraph 11(d) of the NPPF sets out that where the policies most important for determining an application are out-of-date, planning permission should be granted unless either:
- The application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusal or
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as whole.

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6.4.3 In regard to the first criterion:

- The site does not lie within a protected landscape, a heritage designation or an area where development is restricted for ecological reasons.
- Technical assessments confirms that the proposal would not result in unacceptable impacts on designated heritage assets, protected species or designated ecological sites.
- The site lies within Flood Zone 1.

On this basis, there is no clear reason for refusal to protect areas or assets of importance and the tilted balance is not dis-engaged.

6.4.4 Consequently, paragraph 11(d)(ii) applies and requires a balancing exercise between the adverse impacts and benefits of the development. The key test is whether the adverse impacts significantly and demonstrably outweigh the benefits.

6.5 Transport and Access

6.5.1 Vehicular access to the development is proposed via a new priority junction on But Lane, positioned toward the northern end of the site frontage. The access has been designed to appropriate geometry standards, including adequate carriageway width and radii, and to ensure safe and convenient operation for all users. Visibility splays have been calculated using speed data derived from on-site traffic surveys and are achievable within land under the applicant's control. Swept path analysis demonstrates that refuse vehicles and emergency vehicles can enter and exit the site safely in a forward gear.

6.5.2 As part of the proposals, existing traffic calming features on But Lane adjacent to the site will be rationalised and a zebra crossing introduced to improve pedestrian safety, particularly in relation to movements associated with the nearby primary school. The detailed design of the access and off-site highway works will be secured through a Section 278 agreement, ensuring that final details meet the requirements of the highway authority.

6.5.3 Traffic and Movements

6.5.4 The submitted Transport Assessment assesses the traffic impact of up to 93 dwellings together with a school drop-off facility. Trip generation has been derived using the TRICS database and local census data, with a robust "worst-case" approach adopted to include school-related movements. In the AM peak hour, the development is forecast to generate approximately 100–110 two-way vehicle movements, with lower levels in the PM peak.

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- 6.5.5 Junction capacity assessments have been undertaken at the But Lane/A458 crossroads, including opening year and future year scenarios with traffic growth applied. The results indicate that all junction arms would continue to operate well within capacity, with reserve capacity remaining in all assessed scenarios. The Transport Assessment concludes that the additional traffic generated by the development would not result in an unacceptable impact on highway safety, nor a severe residual cumulative impact on the road network.
- 6.5.6 The proposal includes the provision of a dedicated on-site school drop-off and short-stay parking area designed to serve Trinity C of E Primary School, located immediately opposite the site. The facility provides approximately 20 parking spaces within the development and is directly linked to a new zebra crossing on But Lane, offering a safer and more convenient route for pedestrians crossing between the parking area and the school.
- 6.5.7 The Transport Assessment confirms that this provision would relocate existing school drop-off activity away from But Lane, where on-street parking currently takes place during peak school times. By accommodating these movements within the site, the proposals are expected to reduce congestion, improve forward visibility, and minimise conflicts between parked vehicles, pedestrians and through-traffic on the public highway
- 6.5.8 In this regard, the proposal accords with paragraph 116 of the National Planning Policy Framework (February 2025), which states that development should only be refused on highways grounds where the impacts would be unacceptable in terms of safety or severe in terms of residual cumulative impacts.
- 6.5.9 Road safety
- 6.5.10 A Stage 1 Road Safety Audit has been undertaken for the proposed access and associated highway works, including the new zebra crossing and changes to existing highway features. The Audit identified a small number of matters to be addressed at detailed design stage, principally relating to pedestrian intervisibility, surface water drainage, and the control of on-street parking near the access and crossing.
- 6.5.11 These matters will be addressed through the Section 278 process. National Highways, as the relevant overseeing organisation in respect of the A458, has confirmed its agreement with the proposed responses. Subject to the implementation of these agreed measures, the development is not considered to give rise to any residual highway safety concerns.
- 6.5.12 Sustainable Transport and Active Travel
- 6.5.13 The site is relatively well connected to local services and facilities. A primary school

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lies directly opposite the site on But Lane, while local shops and bus stops on the A458 are within walking distance. Bus services provide regular (albeit infrequent) connections to Shrewsbury and surrounding settlements, offering an alternative to private car travel.

- 6.5.14 Pedestrian routes are provided within and around the site, and an existing Public Right of Way adjoining the site is retained and integrated into the layout, supporting opportunities for walking and local connectivity. The internal road layout prioritises low vehicle speeds and pedestrian safety, and appropriate levels of on-plot parking are provided in line with local practice.
- 6.5.15 The proposals therefore support opportunities for travel by modes other than the private car, consistent with the objectives of Core Strategy Policy CS7, which seeks to promote safe, accessible and sustainable transport choices, and with the overarching sustainable development principles of the NPPF.

6.6 Scale and Design

- 6.6.1 The proposed development comprises a mix of detached and semi-detached dwellings of predominantly two storeys, with a limited number of bungalows introduced in appropriate locations. The overall scale of development is consistent with the surrounding settlement edge and nearby residential areas, ensuring that building heights and massing do not appear visually dominant when viewed from adjoining streets, public rights of way or neighbouring properties. The layout demonstrates a clear hierarchy of streets and spaces, with larger dwellings generally located on key frontages and lower-scale units, including bungalows, used to provide a softer transition along sensitive edges of the site.
- 6.6.1 In design terms, the scheme adopts a palette of traditional house types that reflect established local character. The submitted house types feature pitched roofs, varied ridge heights, chimneys on selected plots and a combination of brick and render finishes to add visual interest and articulation. Elevational detailing, including window proportions, door treatments and variation in materials, helps to avoid uniformity across the development while maintaining a consistent overall identity. Plots are arranged to address streets and open spaces positively, with active frontages and defensible private gardens to the rear, contributing to an attractive street scene.
- 6.6.2 The arrangement of dwellings has been considered to respond to internal movement routes, public open space and the site context. Corner plots and focal locations are reinforced through the orientation of buildings and variation in house types, while spacing between properties avoids over-development and ensures adequate outlook and amenity. Overall, the development is considered appropriate in scale and design, responding positively to its context and contributing to a well-designed residential environment in accordance with CS6 and MD2 of the

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Local Plan.

6.7 Visual impact and landscaping

- 6.7.1 The submitted Landscape and Visual Appraisal (November 2025) was prepared in support of an earlier iteration of the scheme. Since its submission, the layout and landscape proposals have been refined through the application process. Officers have therefore given particular weight to the appraisal's assessment of landscape character, sensitivity and the identification of key visual receptors, whilst independently reviewing the updated layout and landscape drawings to confirm whether its conclusions remain applicable. In regard to the updated plans, it is considered that the overall reduced development quantum, site extent and landscape strategy remain consistent with those assessed in the appraisal. Importantly, the revised proposals retain and reinforce boundary planting, provide a strong landscaped eastern edge to the settlement, and incorporate public open space and green infrastructure that responds positively to the site's context. On this basis, officers are satisfied that the updated scheme would not give rise to materially greater landscape or visual impacts than those identified in the submitted appraisal, and in some respects would further improve landscape integration.
- 6.7.2 The layout and landscape strategy place strong emphasis on the retention and strengthening of existing boundary hedgerows and trees, particularly along the site edges, helping to filter views of the development from surrounding roads and nearby properties. Where the scheme adjoins existing residential areas, new structural planting, defined rear garden boundaries and appropriate boundary treatments are provided to ensure adequate screening, protect visual amenity and create a clear and coherent transition between existing and proposed built form.
- 6.7.3 Within the site, a structured network of public open spaces, green corridors and SuDS features is proposed, integrated with new tree and shrub planting and areas of amenity grass. The planting proposals include a mix of native and ornamental species, street trees and hedgerows, which will provide visual structure, soften the built form and enhance the overall character of the development. Views of the development will generally be short-range and filtered by existing and new vegetation, with visual effects expected to reduce over time as planting establishes. Subject to conditions securing implementation, phasing and management, the proposals are considered appropriate in scale and design and acceptable in landscape and visual terms.

6.8 Ecology and Biodiversity

- 6.8.1 A Preliminary Ecological Appraisal and Biodiversity Net Gain (BNG) Design Stage Report have been submitted in support of the application. The site is not located within or adjacent to any statutory or non-statutory ecological designations, and the submitted surveys confirm that the land is predominantly other neutral grassland of

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moderate ecological value, bounded by hedgerows and scattered trees, this is confirmed as an acceptable assessment of baseline conditions by the Council's Ecologist. No evidence of protected species that would constrain development has been identified, and the site is considered to have low to moderate suitability for protected and priority species, which can be appropriately addressed through standard avoidance and mitigation measures. All boundary hedgerows and trees are to be largely retained, with mitigation measures - including a Construction and Ecological Management Plan, precautionary working methods, and sensitive lighting - capable of being secured by condition.

- 6.8.2 The BNG assessment confirms that while the development would result in a net loss of area-based habitat on site, this will be fully addressed through a combination of on-site habitat creation and enhancement, together with off-site biodiversity units, to achieve the mandatory 10% Biodiversity Net Gain in accordance with the Environment Act 2021. Subject to the imposition of appropriate planning conditions and a Section 106 Agreement to secure BNG monitoring, the proposal is considered acceptable in ecological and biodiversity terms and compliant with national and local planning policy.

6.9 Drainage and Flood Risk

- 6.9.1 A Flood Risk Assessment and drainage strategy have been submitted in support of the proposal. The site is located wholly within Flood Zone 1, where there is a low probability of flooding, and is therefore suitable for residential development. The assessment confirms that the site is at very low risk of flooding from fluvial, tidal and surface water sources, with low risk from groundwater, sewer and other sources. Any minor surface water ponding identified within low-lying areas of the site will be addressed through site re-profiling and the proposed drainage design.
- 6.9.2 Surface water drainage is proposed in accordance with the drainage hierarchy and incorporates Sustainable Drainage Systems (SuDS). Infiltration has been discounted due to low permeability soils, and discharge to a watercourse is not feasible; accordingly, surface water will drain to an existing surface water sewer in Quail Ridge. Foul water will discharge via gravity to the existing foul sewer network at an agreed restricted rate. Subject to conditions securing the detailed design, phasing, implementation and long-term management of the drainage and SuDS features, the proposal is considered acceptable in flood risk and drainage terms and will not result in increased flood risk on-site or elsewhere and is therefore in accordance with CS18 and MD2 of the Local Plan.

6.10 Heritage and Archaeology

- 6.10.1 An Archaeological Desk-Based Assessment and Built Heritage Statement has been submitted in support of the application. The assessment confirms that there are no designated heritage assets within the site, and that the site makes no meaningful

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contribution to the setting of the Ford Conservation Area, from which it is physically and visually separated. While there is some potential for archaeological remains of local interest associated with historic agricultural use, there is no evidence of remains of national importance, and the proposed development would not result in harm to the significance of any designated or non-designated heritage assets. The proposal is therefore considered acceptable in heritage and archaeological terms and compliant with CS17 and MD13 of the Local Plan and Section 16 of the NPPF.

6.11 Noise and Air Quality

6.11.1 A Noise Risk Assessment and Acoustic Design Statement has been submitted to assess the suitability of the site for residential development, having regard to road traffic noise from the A458 and But Lane. The assessment identifies that noise levels across parts of the site are influenced by road traffic, particularly along the southern boundary; however, it concludes that acceptable internal and external living conditions can be achieved through the application of an appropriate acoustic design strategy. This includes the use of enhanced glazing and alternative ventilation where required, together with acoustic boundary treatments to rear gardens on selected plots. While the site layout does not rely on significant re-orientation of dwellings to mitigate noise, the submitted acoustic mitigation measures are considered capable of ensuring compliance with relevant internal and external noise standards. Shropshire Council Regulatory Services raise no objection subject to a condition requiring the submission and approval of a detailed noise insulation scheme prior to first occupation, to ensure that the specified noise criteria are achieved.

6.11.2 An Air Quality Assessment (Revision 2.0, February 2026) has also been undertaken in consultation with the Council's Environmental Health Officer. This confirms that baseline air quality in the area is good, with monitored and modelled concentrations of nitrogen dioxide and particulate matter well below national air quality objectives, and with no Air Quality Management Areas in the vicinity of the site. During construction, dust effects are assessed as medium risk for dust soiling and low risk for human health; however, with the implementation of standard IAQM mitigation measures, residual effects are predicted to be not significant. During the operational phase, traffic generated by the development is not expected to result in adverse air quality impacts, and the assessment concludes that effects on local air quality would be insignificant. Regulatory Services raise no objection to the proposal on air quality grounds, subject to the recommended construction phase mitigation being secured by condition.

6.12 Mineral Safeguarding

6.12.1 The application site lies within an area identified as having potential mineral resources; however, no site-specific Mineral Safeguarding Assessment has been submitted in support of the proposal. Notwithstanding this, Officers are satisfied

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that the development does not conflict with local or national mineral safeguarding policies. The site is located immediately adjacent to existing residential development and established infrastructure, and forms part of the settled edge of Ford, such that the practical scope for prior extraction or future mineral working would be significantly constrained. On this basis, it is considered that the development would not result in the unnecessary sterilisation of economically viable mineral resources and is therefore consistent with adopted policy.

6.13 Ground Contamination

- 6.13.1 A Phase I and Phase II Geoenvironmental Assessment has been submitted in support of the application. The site has historically comprised undeveloped agricultural land, and no evidence of potentially contaminative past uses was identified. Intrusive investigations, including soil sampling and laboratory testing, identified no visual or olfactory evidence of contamination, and all chemical test results were below the relevant human health and environmental assessment criteria. No significant pollutant linkages were identified, and the assessment concludes that the site poses a low risk to human health and controlled waters for the proposed residential use. Accordingly, no remediation measures are considered necessary, subject to the implementation of standard good practice during construction.

6.14 Developer Contributions

- 6.14.1 The proposed development comprises 100% affordable housing and, as such, is not liable to Community Infrastructure Levy payments. All contributions will therefore be secured via a Section 106 Legal Agreement.

6.14.2 Affordable Housing

The development will deliver 100% affordable housing, comprising a mix of social rented and rent-to-buy dwellings, including 1-bedroom bungalows to meet identified needs for households requiring level-access accommodation. The Council's Housing Enabling consultee has confirmed that the scale, tenure mix and dwelling type respond to a demonstrable and ongoing local housing need within Ford Parish and its surrounding area, supported by housing register data, letting demand and affordability evidence. A planning obligation will secure the dwellings as affordable in perpetuity, together with a Local Lettings Plan and associated allocation arrangements, including local connection criteria.

6.14.3 Education

A financial contribution of £110,870.40 will be secured through the Section 106 Agreement towards education infrastructure. The contribution will be directed towards improvements at the nearby primary school, specifically to support the

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delivery of a new car park and classroom facility, in order to mitigate the additional demand arising from the development. This approach accords with advice from the relevant education consultee and is considered necessary to ensure adequate local education provision is maintained.

6.14.4 BNG Monitoring

The submitted Biodiversity Net Gain Assessment identifies a net loss of habitat units, primarily due to the loss of areas of other neutral grassland, and while revisions to incorporate vegetated gardens and retain and enhance habitats will reduce this loss, the development will not achieve the mandatory 10% net gain on site; accordingly, the residual deficit will be addressed through the purchase of off-site biodiversity units, with evidence to be submitted as part of the Biodiversity Gain Plan. The scheme also includes a range of significant on-site habitats, including grassland, woodland, scrub, SUDS features and reedbeds, which will require monitoring over the minimum 30-year period, and a financial contribution of £13,275.27 will therefore be secured through the Section 106 Agreement to fund long-term biodiversity monitoring.

7.0 **Planning Balance**

7.1 In assessing this application, the Council is required to determine in accordance with the Development Plan, unless material considerations indicate otherwise. The application site lies outside the defined settlement boundary and therefore departs from the spatial strategy of the adopted development plan; however, the proposal falls within an explicit exception under Policy CS5 as a 100% affordable housing scheme intended to meet an identified local housing need, and is therefore not contrary to the principle of development when considered against its scale, siting and impacts.

7.2 However, the Council is currently unable to demonstrate a five-year supply of deliverable housing land. As such, the policies most important for the determination of the application are out of date and paragraph 11(d) of the National Planning Policy Framework is engaged, requiring the application of the presumption in favour of sustainable development.

7.3 **Benefits**

7.3.1 **Delivery of 100% Affordable Housing:** provision of 93 affordable dwellings, including social rented and rent-to-buy homes and accessible bungalows, addressing an evidenced and acute local and wider housing need in accordance with Policy CS5. This attracts **very substantial weight**.

7.3.2 **Housing Land Supply Benefit:** contribution towards boosting housing delivery in the context of the Council's inability to demonstrate a five-year supply of deliverable

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housing land. This attracts **very substantial weight**.

7.3.3 **Social and Community Benefits:** improved housing choice for local residents, young households and key workers, supporting the sustainability and social cohesion of Ford and surrounding settlements. This attracts **substantial weight**.

7.3.4 **Highway Safety Improvements:** provision of a new onsite school drop-off facility and pedestrian crossing, reducing existing on-street parking pressures and improving safety on But Lane. This attracts **substantial weight**.

7.3.5 **Education Infrastructure Investment:** secured financial contribution of £110,870.40 towards improvements at the nearby primary school, including a new car park and classroom facility. Whilst these contributions are necessary to make the development acceptable in planning terms, the support they provide to education infrastructure in Ford attracts **moderate weight**.

7.3.6 **Economic Benefits:** short-term economic benefits during construction, including employment and expenditure in the local area. This attracts **moderate weight**.

7.4 Harms

7.4.1 **Countryside Location:** the site lies outside of any defined settlement boundary in the country, resulting in a departure from the spatial strategy of the adopted development plan. This attracts **moderate weight** reflecting a reduced weighting by virtue of the proposal comprising 100% affordable housing, which falls within an explicit exception supported by CS5.

7.4.2 **Loss of Existing Habitat:** loss of areas of other neutral grassland on site, requiring mitigation through habitat creation and off-site biodiversity provision. This attracts **moderate weight**, reflecting a reduced weighting given that technical reports and the Ecology consultee comments confirm the site to be of low to moderate ecological value, with no significant habitats present.

7.4.3 **Landscape and Visual Change:** development of a greenfield site will result in a permanent change to the landscape character at the settlement edge, notwithstanding mitigation. This attracts **moderate weight** in recognition that the site does not lie within a protected landscape, is visually contained by existing development and strong boundaries and the proposal responds to the built-form and settlement pattern.

7.4.4 **Additional Traffic Movements:** increase in vehicle movements associated with the development, although assessed as acceptable and not severe in highway terms. This is therefore considered as **neutral**.

8.0 CONCLUSION

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- 8.1 In light of the Council's current housing land supply position, and having regard to the NPPF's presumption in favour of sustainable development (paragraph 11(d)), the proposal represents a sustainable form of development. The benefits of the scheme attract significant weight, in particular the delivery of 93 dwellings as 100% affordable housing to meet identified needs (very substantial weight) and the contribution to housing delivery in the context of the five-year housing land supply shortfall (very substantial weight), together with associated social/community and highway safety benefits (substantial weight) and more limited economic and education-related benefits (moderate weight). These benefits are weighed against the identified harms, namely the countryside location outside the settlement boundary, the loss of existing habitat and the permanent landscape/visual change (each attracting moderate weight), with additional traffic impacts assessed as neutral. On balance, and having applied the tilted balance, the adverse impacts do not significantly and demonstrably outweigh the benefits. The material considerations therefore indicate that planning permission should be granted, subject to the completion of a Section 106 agreement and the conditions set out in Appendix 1.

9.0 Risk Assessment and Opportunities Appraisal

9.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

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9.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

9.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

10.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

11. Background

Relevant Planning Policies

- **National Planning Policy Framework**
- **Core Strategy and Saved Policies:**

CS1 - Strategic Approach
CS4 - Community Hubs and Community Clusters
CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS7 - Communications and Transport
CS8 - Facilities, Services and Infrastructure Provision

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CS9 - Infrastructure Contributions
CS11 - Type and Affordability of housing
CS17 - Environmental Networks
CS18 - Sustainable Water Management

MD1 - Scale and Distribution of Development
MD2 - Sustainable Design
MD3 - Managing Housing Development
MD7A - Managing Housing Development in the Countryside
MD12 - Natural Environment
MD13 - Historic Environment
SPD Type and Affordability of Housing

RELEVANT PLANNING HISTORY: _

SS/25/00023 SSPPA00003 - Site 08 SSA 26th March 2025

12. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5OIGBTDM4M00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) - Councillor David Walker
Local Member Cllr Roger Evans
Appendices APPENDIX 1 - Conditions

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APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

4. Prior to the commencement of the development, a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. This plan shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The temporary drainage scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase and be appropriately decommissioned following the final drainage scheme being validated as operational. Survey and photographic evidence of remediation shall be supplied for any permanent SuDS used in the temporary scheme, prior to being made operational.

Reason: To ensure that the construction of the site is appropriately managed in accordance with National SuDS Standard 7, does not result in any flooding both on and off site in

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accordance with NPPF.

5. Prior to the commencement of any works, in accordance with the submitted FRA (Flood Risk Assessment, prepared by RACE, February 2026, Rev. 3) and Drainage Strategy Plan (Drainage Strategy Plan, prepared by RACE, February 2026, Rev. 3), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development. This shall include:

- A drawing showing the route for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP rainfall event plus climate change allowance

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 181,182 and 187 plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

6. None of the off-site works as shown on plan 27439 01 D shall be constructed until such time that it has been demonstrated in writing to the Local Planning Authority that full technical approval has been secured and shall then be constructed in accordance with that approval prior to first occupation.

Reason: In the interests of highway safety.

7. Prior to the commencement of above ground works a scheme for protecting the occupants of the proposed residential development from noise from the A458 and But Lane has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first occupation of the development and shall thereafter be retained. The scheme shall include suitable means of ventilation, designed to address any potential overheating issues whilst achieving acceptable internal noise levels, specific design solutions may need to be developed alongside advice from energy consultants.

Reason: To ensure that acceptable noise levels within the development and its curtilage are not exceeded.

8. No development shall commence (including ground works and vegetation clearance) until a habitat management plan of the on and off site gains has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

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- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a works schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- g) Personnel responsible for implementation of the plan;
- h) Detailed monitoring scheme with defined indicators to be used to demonstrate achievement of the appropriate habitat quality;
- i) Possible remedial/contingency measures triggered by monitoring;
- j) The financial and legal means through which the plan will be implemented.

The plan shall be carried out as approved.

Reason: To protect and enhance features of recognised nature conservation importance, in accordance with MD12, CS17 and section 193 of the NPPF.

9. (a) No development approved by this permission shall commence until a written scheme of investigation for a programme of archaeological work has been submitted to and approved by the Local Planning Authority in writing.

(b) The approved programme of archaeological work set out in the written scheme of investigation shall be implemented in full and a report detailing the results of the archaeological work provided to the Local Planning Authority prior to first use or occupancy of the development.

Reason: The site is known to hold archaeological interest.

10. Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A458 trunk road). The plan shall include as a minimum:

- a) Construction phasing
- b) An HGV routing plan to include likely origin/destination information, potential construction vehicle numbers, construction traffic arrival and departure times, signage, accesses and construction delivery times, to avoid peak hours and school drop off and pick up times.
- c) Details of any special or abnormal deliveries or vehicular movements.
- d) Clear and detailed measures to prevent debris, mud and detritus being distributed onto the Local highway and SRN.
- e) Mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification

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of plant and equipment to be used and construction traffic routes.

f) A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.

g) Waste management.

h) Wheel washing measures.

i) Protection measures for hedgerows and grasslands.

Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details.

Reason: To mitigate any adverse impact from the development on the A458 trunk road and to satisfy the reasonable requirements of road safety.

11. Prior to the commencement of development a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out as, as minimum, site specific measures to control and monitor impact arising in relation to:

- Noise and vibration
- Dust and air pollutants
- Land contamination
- Ecology and ground water.

The CEMP shall set out arrangements by which the development shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To safeguard the amenities of the adjoining properties and the area generally and to protect features of nature conservation importance.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

12. Prior to the occupation of any dwelling hereby approved, details of the design, location, equipment, delivery and long-term management of the Local Area for Play (LAP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

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- the size, layout and specification of the LAP;
- details of the play equipment, surfacing and boundary treatments;
- measures to ensure inclusive and accessible play provision;
- a timetable for implementation; and
- arrangements for the future management, maintenance and retention of the LAP for the lifetime of the development.

The LAP shall be implemented in accordance with the approved details prior to first occupation of the hereby approved dwellings and thereafter retained and maintained as approved.

Reason: To ensure the provision of appropriate, safe and inclusive play facilities to serve the development.

13. All hard and soft landscape works shall be carried out in accordance with the approved plan 100_SHRSK_XX_XX_DR_L_1000 Rev 04. The works shall be carried out prior to the occupation / use of any part of the development hereby approved. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

14. Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum:

1. CCTV survey of substantial underground structures,
2. A full set of "as built" drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established.
4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.
5. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Shropshire Council.

15. Prior to first occupation of the development hereby approved a Travel Plan shall be submitted to the Local Planning Authority and approved in writing. The Travel Plan shall include a named Travel Plan coordinator and details of proposals including targets, timetables and enforcement mechanisms. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason: To promote sustainable modes and active travel

16. No part of the development hereby approved shall be occupied until the parking area as shown on plan A1178 03 P has been constructed in accordance with the approved plan and a parking management strategy for the operation and enforcement of the parking area has been submitted to the Local Planning Authority and approved in writing.

Reason: In the interests of highway safety

17. On completion of the works but prior to any occupation of the approved development, the applicant shall submit to and have approved in writing by the Local Planning Authority, an assessment from a competent person to demonstrate that the development has been constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved: Maximum internal noise levels of 30dB LAeq,T for living rooms and bedrooms. For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dB L_{Amax}.

Reason: To ensure that acceptable noise levels within the development and its curtilage are not exceeded.

18. Prior to the occupation of any dwelling hereby permitted, the scheme of works to reinstate the kerb as shown in general accordance with Drawing 'A458 Reinstatement of full height kerbs' (Dated March 2026), or other drawing approved in writing by the Local Planning Authority in Consultation with the Highways Authority for the A458, is completed.

Reason: To mitigate any adverse impact from the development on the A458 trunk road and to satisfy the reasonable requirements of road safety.

19. Prior to first occupation / use of the buildings hereby approved, the makes, models and locations of wildlife boxes shall be submitted to and approved in writing by the Local Planning

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Authority.

The following boxes shall be erected on the site:

- A minimum of 30 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.
- A minimum of 30 artificial nests, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), house martins (house martin nesting cups), swallows (swallow nesting cups) and/or small birds (32mm hole, standard design).
- A minimum of 25 artificial nests, of integrated brick design, suitable for swifts (swift bricks).
- A minimum of 20 invertebrate bricks/hotels of integrated and/or external design, suitable for pollinators.
- A minimum of 6 hedgehog domes (standard design) to provide refuge for hedgehogs.
- A minimum of 2 hibernaculum to be created to provide refuge for herptiles.

The boxes shall be sited in suitable locations, with a clear flight path, where appropriate, and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

For swift bricks: Bricks should be positioned 1) Out of direct sunlight 2) At the highest possible position in the building's wall 3) In clusters of at least three 4) 50 to 100cm apart 5) Not directly above windows 6) With a clear flightpath to the entrance 7) North or east/west aspects preferred.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 193 of the NPPF.

20. No part of the development hereby approved shall be occupied until the access as shown on plan 27439 01 D has been constructed in accordance with the approved plan.

Reason: In the interests of highway safety.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

21. All works to the site shall occur strictly in accordance with the mitigation and enhancement measures regarding bats, badgers, birds, herptiles and other priority species as provided in the Preliminary Ecological Appraisal (RSK, January 2026).

Reason: To ensure the protection of and enhancements for bats and Great Crested Newts, which are European Protected Species, badgers under the Protection of Badgers Act 1992, and birds and herptiles which are protected under Section 1 of the 1981 Wildlife and

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Countryside Act (as amended).

22. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority.

The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes, trees, and hedgerows. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/23 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

Informatives

1. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

2. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990. The S106 may include the requirement for a financial contribution and the cost of this should be factored in before commencing the development. By signing a S106 agreement you are legally obliged to comply with its contents, irrespective of any changes to Planning Policy or Legislation.

3. This planning permission is subject to mandatory Biodiversity Net Gain. Please see <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers> for more information. Development must not commence until you have submitted and obtained approval for a Biodiversity Gain Plan.

4. The applicant is reminded that confirmation of a Diversion Order for the public right of way shall be obtained prior to development being commenced. The commencement of development prior to such confirmation would be likely to lead to legal complications and/or possible infringement of existing public rights and thus conflict with other legislation.

EP5B

DECISION NOTICE

DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Location:	Proposed Residential Development Land East Of, Ford, Shrewsbury, Shropshire
Proposed Development:	Erection of 93no dwellings with associated infrastructure and landscaping (amended description).
Application No.	25/04301/FUL
Date Received:	14th November 2025
Applicant:	Shropshire Homes Limited
Date of Decision:	28th May 2026

Shropshire Council hereby **REFUSE FULL PLANNING PERMISSION** for the following reasons.

REASONS FOR REFUSAL

1. The application site lies in an area of open countryside for planning policy purposes and is contrary to the adopted spatial strategy which would result in an incursion into the undeveloped countryside in conflict with CS1, CS5, MD1 and MD7a.
2. The proposal for 100% affordable housing would disproportionately alter the mix of housing within the settlement and adversely alters its character, contrary to CS11.
3. The proposal for 93 dwellings would add a disproportionate number of dwellings to the rural settlement and is contrary to achieving sustainable development as set out



in the NPPF and CS1.

4. The proposed access point off But Lane would result in highway safety concerns with the opposing Primary School access point and school drop off and pick up, whereby the removal of existing traffic calming measures worsens highway safety for all users, contrary to CS6 and Paragraph 116 of the NPPF.

5. The proposed development would see the total loss of historic ridge and furrow and irreversibly remove high quality natural habitats resulting in the loss of local biodiversity, whereby the proposed mitigation is unable to adequately address this loss resulting in an adverse impact on the historical and natural environments, contrary to CS17, MD12 and MD13 and Section 15 of the NPPF.

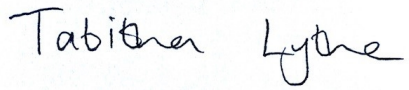
6. The proposal has failed to adequately demonstrate a local need for the proposed 93 affordable dwellings, furthermore is unable to demonstrate a specific need for the proposed number of dwellings within the settlement of Ford, contrary to CS5, CS11 and the Type and Affordability of Housing SPD.

7. The proposal site is insufficiently served by services, facilities and infrastructure to accommodate the proposed number of dwellings without making any suitable contributions to any improvements, contrary to CS8, CS9 and MD8.

8. The proposal has failed to adequately demonstrate that it would not result in flood risk on-site, off-site or elsewhere, contrary to CS18 and Paragraph 170 of the NPPF.

RELEVANT CONSIDERATION:

Despite the Council wanting to work with the applicant in a positive and proactive manner as required in the National Planning Policy Framework paragraph 38, the proposed development is contrary to adopted policies as set out in the officer report, where applicable, and referred to in the reasons for refusal, and it has not been possible to reach an agreed solution.

A handwritten signature in black ink that reads "Tabitha Lythe". The signature is written in a cursive style with a large 'T' and a long, sweeping 'y'.

Tabitha Lythe

Planning and Development Services Manager

Case officer: Ollie Thomas, Principal Planning Officer, 01743 253021
Southern Team, planning.southern@shropshire.gov.uk - 01743 258920

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse planning permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

Where an **enforcement notice** has already been served in respect of the same or substantially the same development, you must submit any appeal **within 28 days** of the date of this notice.

If an enforcement notice is served after the date of this notice, relating to the same or substantially the same land and development, you must submit any appeal **within 28 days of the date of service of the enforcement notice**, or **within 6 months** of the date of this notice [**12 weeks for a householder appeal**], whichever period expires earlier.

Householder applications: if this decision relates to a householder development, any appeal must be submitted **within 12 weeks** of the date of this notice.

Minor commercial applications: if this decision relates to a minor commercial application, any appeal must be submitted **within 12 weeks** of the date of this notice.

Advertisement consent: if this decision relates to an application for express advertisement consent, any appeal must be submitted **within 8 weeks** of the date of receipt of this notice.

All other cases: any appeal must be submitted **within 6 months** of the date of this notice.

Appeals should be made online via **Appeal a planning decision** - <https://appeal-planning-decision.service.gov.uk/before-you-start>

If you do not have access to the internet and needs assistance submitting an appeal digitally, they should contact the Planning Inspectorate customer service team on **0303 444 5000**, who will provide details of available support options.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the process at **Make an appeal to the Planning Inspectorate** - <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State may allow a longer period for submitting an appeal, but this power is used only in special circumstances that justify the delay.

The Secretary of State need not consider an appeal if it appears that the Local Planning Authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions imposed, having regard to statutory requirements, provisions of any development order, and any relevant directions.

If you intend to submit an appeal and wish it to be determined by way of an **inquiry**, you must notify **both the Local Planning Authority** (appeals@shropshire.gov.uk) **and the Planning Inspectorate** (inquiryappeals@planninginspectorate.gov.uk) **at least 10 days before submitting the appeal**. Further information about this requirement is available on [GOV.UK](https://www.gov.uk).

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council, requiring the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990 (as amended).

